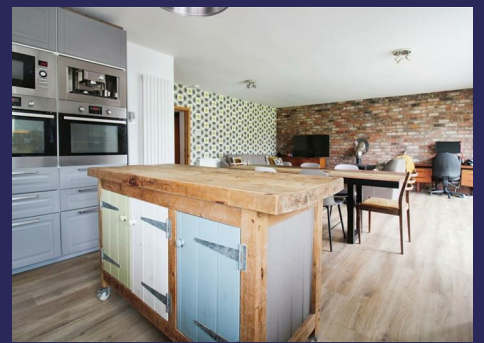
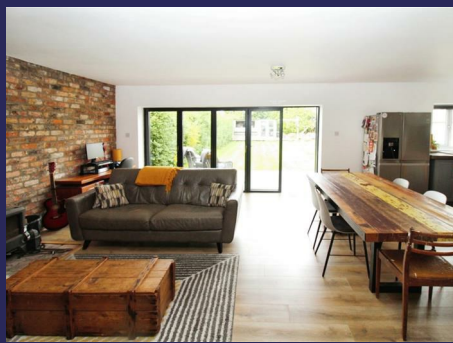


# Whitakers

Estate Agents



**80 Hull Road, Hull, HU11 4LA**

**Offers Around £395,000**

A STUNNING DETACHED BUNGALOW TO THE EAST OF HULL WITH TRANSPORT LINKS TO THE CITY CENTRE AND THE EAST COAST, OCCUPYING A PLOT OF EXCELLENT PROPORTION WITH OPEN COUNTRYSIDE VIEWS TO THE REAR

THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, FOUR DOUBLE BEDROOMS OF GOOD PROPORTION, BATHROOM, UTILITY ROOM AND AN OPEN PLAN, LOUNGE, DINING AREA AND KITCHEN AND STAIRCASE TO A LOFT ROOM. WITH GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY REPRESENTS MODERN DAY LIVING AND BOASTS A DOUBLE LENGTH GARAGE, PLENTY OF FURTHER PARKING AMENITIES FOR A NUMBER OF VEHICLES AND GARDENS IDEALLY SUITED FOR ENTERTAINING. A FABULOUS OPPORTUNITY, APPOINTMENTS TO VIEW ARE ENCOURAGED.

### Entrance Hall



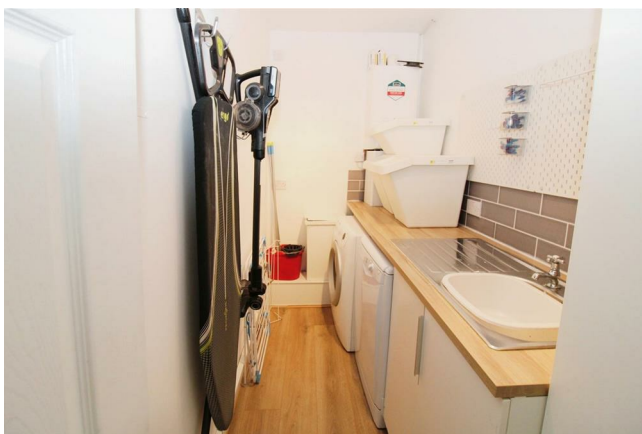
With attractive laminate flooring and two radiators

Lounge, Dining Area and Kitchen 28'0" x 18'0" max (8.55 x 5.50 max)



A lovely "open plan" design representing typical modern day living, the lounge area has a solid fuel burner to an attractive exposed brick wall which creates a lovely ambience and a set of bi-folding doors to the rear aspect, giving the effect of almost bringing the garden into the house. Opening to the dining area, this leads on to the kitchen area which boasts a range of fitted floor units with bespoke concrete preparation surfaces incorporating a double ceramic sink unit with mixer tap. With mobile preparation island, there are windows to the side and rear aspects, a tall contemporary style radiator, continuing laminate flooring and integrated appliances include two electric ovens, a gas hob, over head extractor canopy, a microwave oven, a coffee maker and integrated wine fridge

Utility Room 10'8" x 4'9" (3.27 x 1.45)



A fitted floor unit with contrasting preparation surface having an inset stainless steel sink unit with mixer tap. Splash back tiling, a radiator, laminate flooring and plumbing for an automatic washing machine

### Bedroom One 11'11" x 11'9" (3.65 x 3.60)

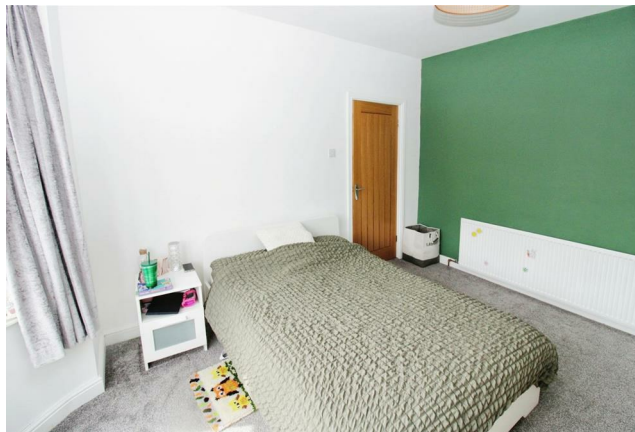


Window to the side aspect and a radiator.

### Bedroom Two



Bedroom Two 11'11" x 11'9" (3.65 x 3.60)



Plus a round bay window to the front aspect and a radiator

### Bedroom Three 11'11" x 11'9" (3.65 x 3.60)



Plus a round bay window to the front aspect and a radiator.

### Bathroom



A modern suite in white to comprise panelled bath, contemporary wash hand basin and a dual flush low level wc. Laminate flooring, a contemporary tall radiator and there is a plumbed shower unit within an independent enclosure.

### Inner Hall

With coat hanging facilities and staircase giving access to:

### Loft Room 15'3" x 10'9" (4.65 x 3.30)



Handy for a variety of uses having loft voids for storage, a radiator and a "Veluxe" style window.

### Garage

A double length garage having an electricity supply

### Gardens



The property occupies a plot of considerable size with the front being laid to decorative aggregates and being able to accommodate a number of vehicles. To the rear is a garden laid mainly to lawn with a paved patio area and again, decorative aggregates. There is also a leisure area which accommodates a pizza oven.

### Tenure

This property is Freehold

### Council Tax

East Riding of Yorkshire Council - Band D

### Material Information:

Construction - Brick under tile roof.

Conservation Area - No

Flood Risk - No risk

Mobile Coverage/Signal - EE, Vodafone, Three, O2

Broadband - Fibre

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - Planning application has been applied  
<https://newplanningaccess.eastriding.gov.uk/newplanning/keyVal=NFY9CHBJKO600&activeTab=summary>

### Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

### Agents Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

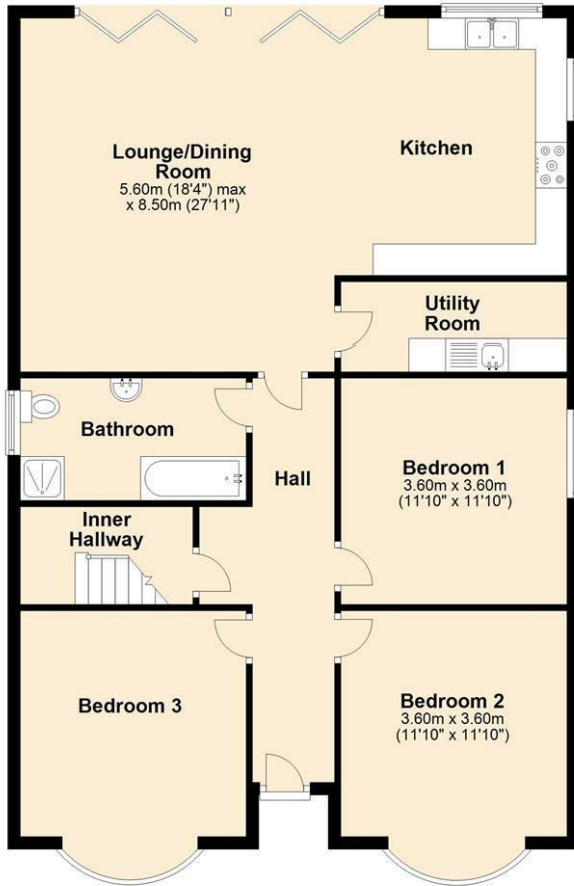
### Free Market Appraisals/Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you

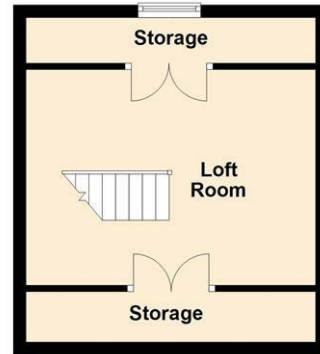
need advice on any aspect of buying or selling  
please do not hesitate to ask.

# Floor Plan

## Ground Floor



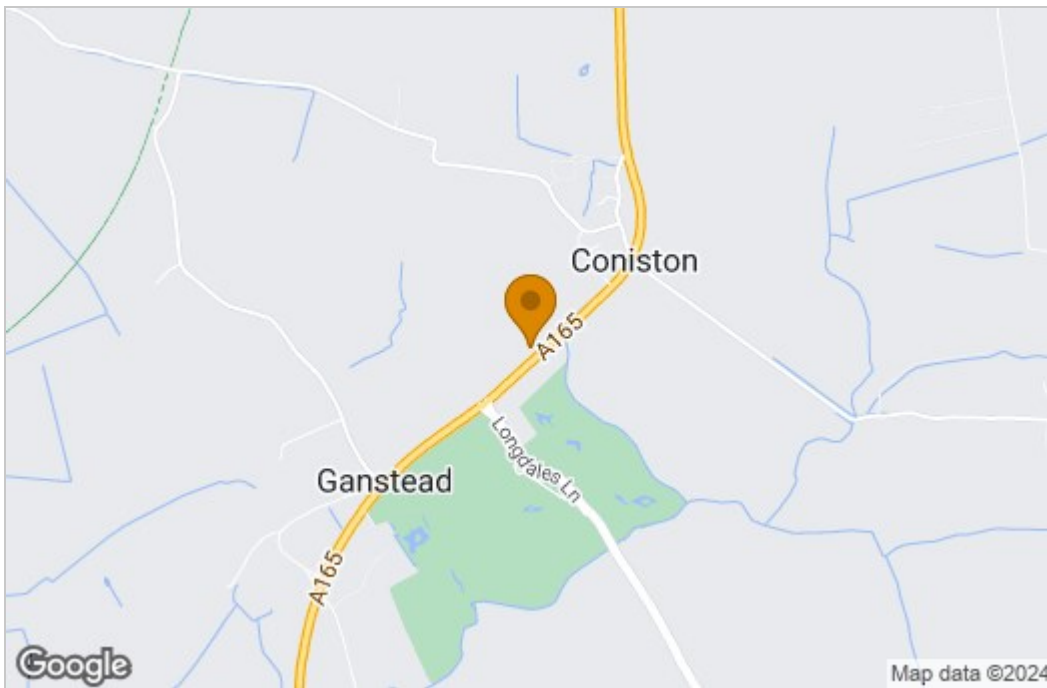
## First Floor



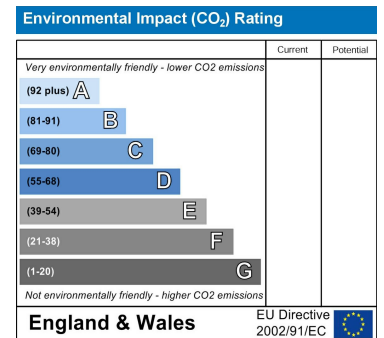
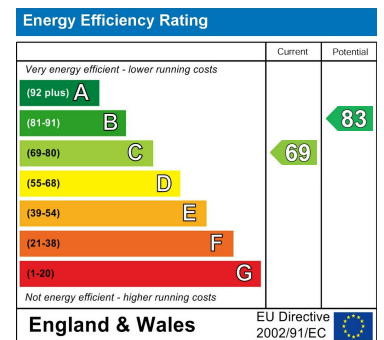
Total area: approx. 134.8 sq. metres (1450.5 sq. feet)

Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.