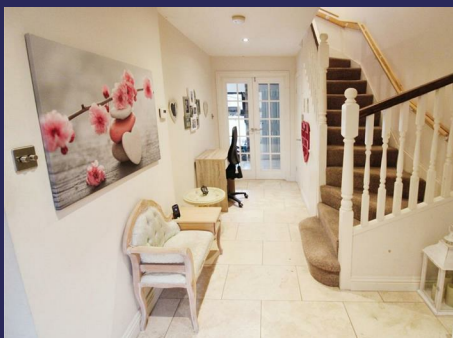


# Whitakers

Estate Agents



## 9 Mallyan Close, Hull, HU8 9TZ

**Offers Around £245,000**

A STUNNING FOUR BEDROOM PROPERTY located on the popular Howdale Road development to the East of the City which simply requires internal inspection in order to appreciate. The property briefly comprises reception hall, cloak room /wc , lounge, fitted kitchen OPENING TO A BEAUTIFUL ORANGERY WHICH HAS BI FOLDING DOORS TO THE REAR GARDEN, utility room, four bedrooms with master en suite and a family bathroom. With gas central heating system to radiators, under floor heating and double glazing, the property stands in an attractive garden to the rear to create a wonderful entertainments area (with a pizza oven) and there are plenty of car parking amenities to the front. A MUST VIEW FOR THE GROWING FAMILY. EPC rating D.

## Reception Hall



With staircase off, tiled floor and under floor heating, spotlights to the ceiling, a radiator and double doors give access to the Orangery.

## Cloak Room

Having a low level wc, wash hand basin within a vanity unit and a Travertine tiled floor continues

## Lounge 14'11" x 14'5" (4.55 x 4.41)



Windows to the front aspect, feature fire place incorporating an inset pebble effect gas fire, two radiators, ornate cornice to the ceiling surround and decorative wall panelling.

## Kitchen 14'5" x 8'2" (4.41 x 2.50)



A wonderful range of contemporary style fitted floor and wall units with contrasting preparation surfaces and splash backs, having an inset stainless steel sink unit with mixer tap and a matching island breakfast bar. Under cupboard lighting, spotlights to the ceiling, tiled flooring continues, again with under floor heating and integrated appliances include a double electric oven, five ring gas hob, stainless steel over head extractor canopy, a dishwasher and a fridge/freezer. Opens to;

## Orangery 15'7" x 13'11" (4.77 x 4.26)



A lovely example of typical modern day living, this wonderful family area has continuing tiled flooring with under floor heating. There are remote controlled "Velux" style windows to the roof which have rain sensors and beautiful bi folding doors to the rear aspect which take the house into the rear garden

## Utility Room



Tiled flooring continues with under floor heating. There is a fitted floor unit, wall cupboards, a preparation surface and plumbing for an automatic washing machine.

## Landing

Giving access to: a built in storage cupboard and all bedrooms

## Bedroom One 14'7" x 13'7" (4.46 x 4.16)



With two contemporary style radiators and French doors to the rear aspect having a "Juliet" balcony overlooking the rear garden.

### En Suite



There is a plumbed shower unit within an independent corner enclosure, low level wc and a wash hand basin within a vanity unit. Tiled walls and floor, spotlights to the ceiling and there is a chrome heated towel rail.

### Bedroom Two 13'6" x 10'2" (4.12 x 3.12)



Window to the rear aspect, a radiator and spotlights to the ceiling.

### Bedroom Three 11'2" x 10'10" (3.42 x 3.31)



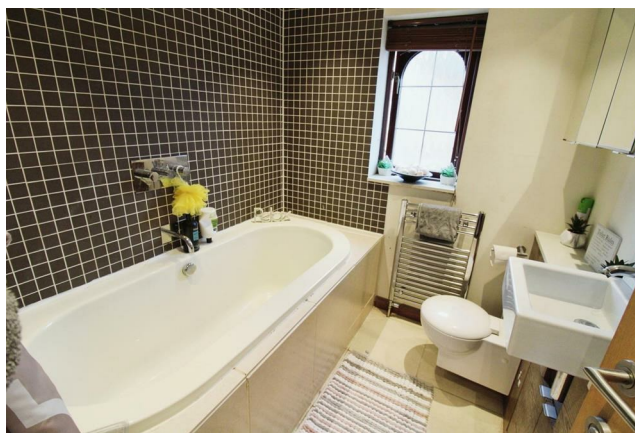
Window to the rear aspect, spotlights to the ceiling and a radiator.

### Bedroom Four 11'9" x 7'10" (3.60 x 2.40)



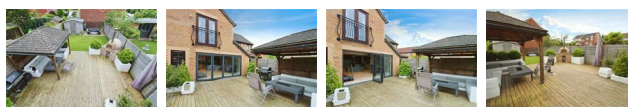
Window to the front aspect and a radiator.

### Family Bathroom



Suite to comprise a deep panelled bath, wash hand basin and a low level wc within a vanity unit. There is a plumbed "Rain" shower over the bath, partially tiled walls, spotlights to the ceiling and a chrome heated towel rail

### Outside



To the front of the property is a courtyard area providing parking amenities for a number of vehicles and to the rear a garden of impressive proportion which is laid mainly to lawn, decking and patio areas. There is a tiled covered seating area and a Pizza Oven and it presents as a fabulous entertainment area.

Council Tax  
Hull City Council - band C

Tenure  
This property is Freehold

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.

#### Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk - Low flood risk

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

Broadband - Standard - Highest available download speed 5Mbps and highest available upload speed 0.8Mbps, Ultrafast highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps

Coastal Erosion -No

Coalfield or Mining Area -No

Planning -No planning applications on this property however some have been made on properties in the vicinity

#### Whitakers Estate Agent Declaration:

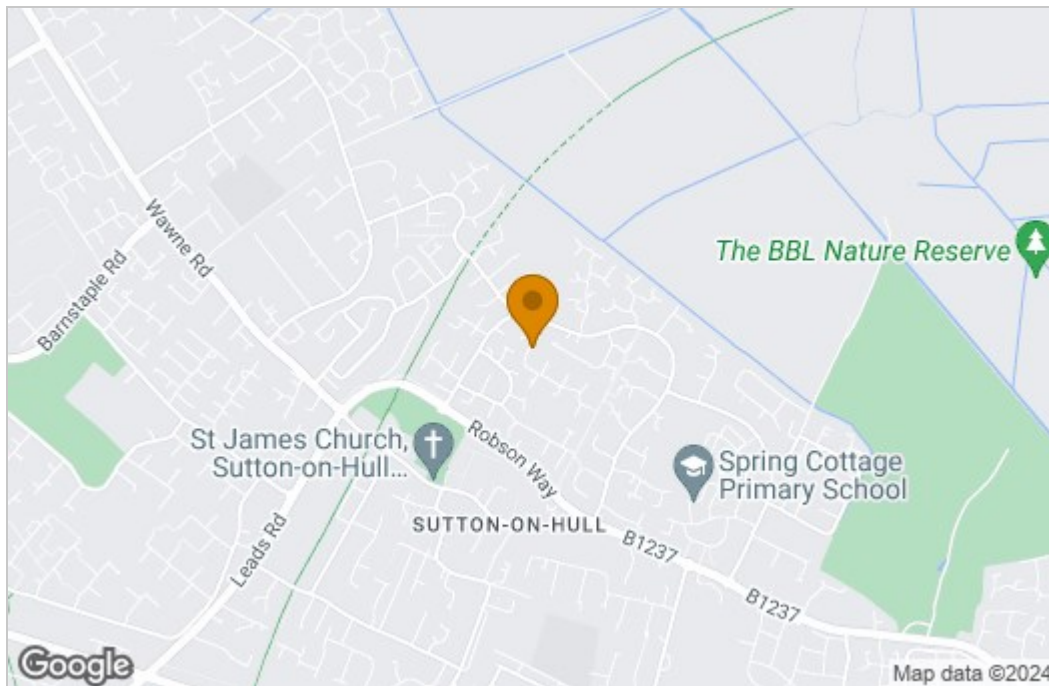
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan

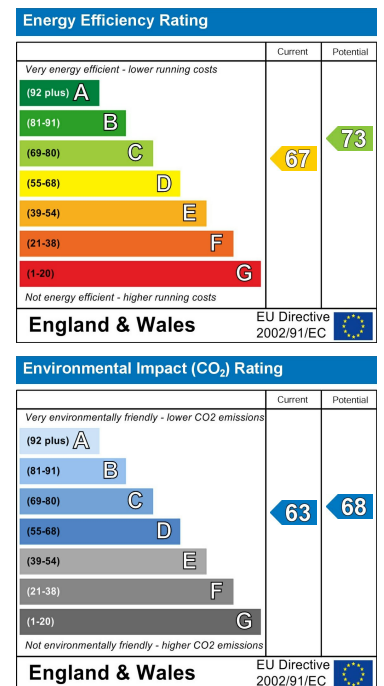


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

# 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.