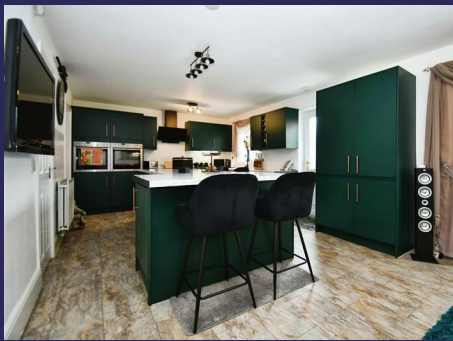


Whitakers

Estate Agents



5 Whisperwood Way, Hull, HU7 4JT

Offers Around £245,000

Whitakers are delighted to offer this immaculately presented 4 bedroom detached family home to the market!

Having been lovingly maintained and improved by the current owners, the property is located on the ever popular Castle Grange development, well situated for local amenities and highly regarded Primary and Secondary Schools as well as being a short drive from Kingswood Retail Park and the wealth of retail and leisure amenities on offer, the property offers spacious and flexible family accommodation in a sought after area!

Presented in "move-in" condition, the property briefly comprises; Entrance Hallway, Lounge, Modern Dining Kitchen and Dining Room to the ground floor whilst there are 4 bedrooms, the master being En-suite together with a Family Bathroom to the first floor.

Having the additional benefit of a luxurious and fully equipped garden room, front and rear gardens, driveway parking and detached garage together with gas central heating and UPVC double glazing throughout, internal inspection is highly recommended to fully appreciate the scale and standard of accommodation on offer!

The Accommodation comprises

Entrance Hallway



Composite door into entrance hallway with engineered wood flooring, central heating radiator and stairs to first floor.

Lounge 16'7 x 11'5 (5.05m x 3.48m)



With UPVC front bay window, engineered wood flooring, fire surround with electric log-burner style fire, two central heating radiators and Double Doors to.....

Dining Kitchen 12' x 23'9 (3.66m x 7.24m)



Amazing Breakfast kitchen with a range of fitted wall, base and tower units, contrasting work surfaces and tiled splash backs. 4 ring Bosch Induction hob with extractor over and twin mid range NEFF fan ovens. Composite 1 1/4 bowl sink with mixer taps over, Integrated dish-washer and plumbing for under counter washing machine and drier. Breakfast Island with matching work surfaces, under counter cupboards and ample seating, UPVC door and window to rear garden. Central heating radiators, built in cupboard housing Fridge/Freezer, Laminate flooring through to seating area with UPVC French Doors to rear Garden.

Dining Room 14'8 x 8'6 (4.47m x 2.59m)



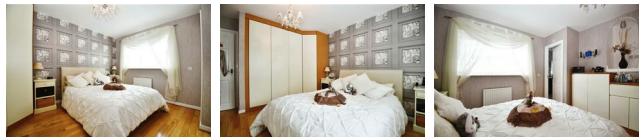
Separate Dining room with UPVC window to front aspect, engineered wood flooring and central heating radiator.

First Floor Landing



Stairs from Entrance Hallway to First Floor Landing with carpeted flooring and built in storage cupboard.

Bedroom One 13'1 x 11'5 max (3.99m x 3.48m max)



With fitted furniture, engineered wood flooring, central heating radiator, UPVC window to front aspect and door to....

En-suite 7'6 x 4'10 (2.29m x 1.47m)



Stunning en-suite featuring double shower

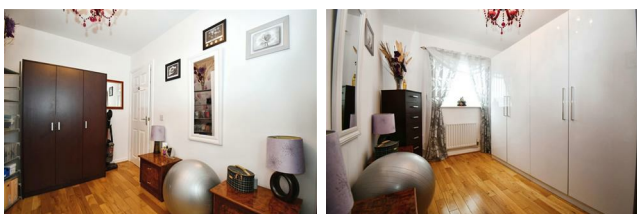
cubicle with glazed screen, vanity sink unit and concealed cistern wc. Feature tower radiator, ceiling spot lights, extractor fan and UPVC window to front aspect.

Bedroom Two 14'9 x 8'6 (4.50m x 2.59m)



Engineered wood flooring, UPVC window to front aspect, central heating radiator and built in storage cupboard.

Bedroom Three 11'7 x 8'1 (3.53m x 2.46m)



Engineered wood flooring, UPVC window to rear aspect and central heating radiator.

Bedroom Four 9'11 x 8'8 (3.02m x 2.64m)



Engineered wood flooring, UPVC window to rear aspect, fitted wardrobes and central heating radiator.

Family Bathroom 8'3 x 6' (2.51m x 1.83m)



Stylish family bathroom featuring panel bath with mains shower over and fitted shower screen, low flush wc and hand wash basin. Tiling to walls and floor, central heating radiator, extractor fan and UPVC window to rear aspect.

Outside



The property is situated at the head of a quiet cul-de-sac with a pleasant lawned garden with wrought iron fencing to the front and side driveway giving off road parking and access to the detached garage. The property has the additional benefit of an additional piece of land across the private access road which is currently laid to lawn. Side gated access leads to the lovely low maintenance paved rear garden with raised borders and fencing to perimeters giving a good level of privacy.

Garden Room 16'8 max x 25'5 max (5.08m max x 7.75m max)



The stunning Garden Room is fully double glazed and features dual French Doors opening to the garden giving the option to be split into two separate areas and has full electric supply.

Detached Garage

Approached via side driveway with electric remote roller door and full electric supply.

Tenure

The property is Freehold

Council Tax

Council Tax band D

Kingston upon Hull City Council

EPC

EPC rating C

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/Tile

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Standard 10 Mbps 0.9 Mbps

Ultrafast 1000 Mbps 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

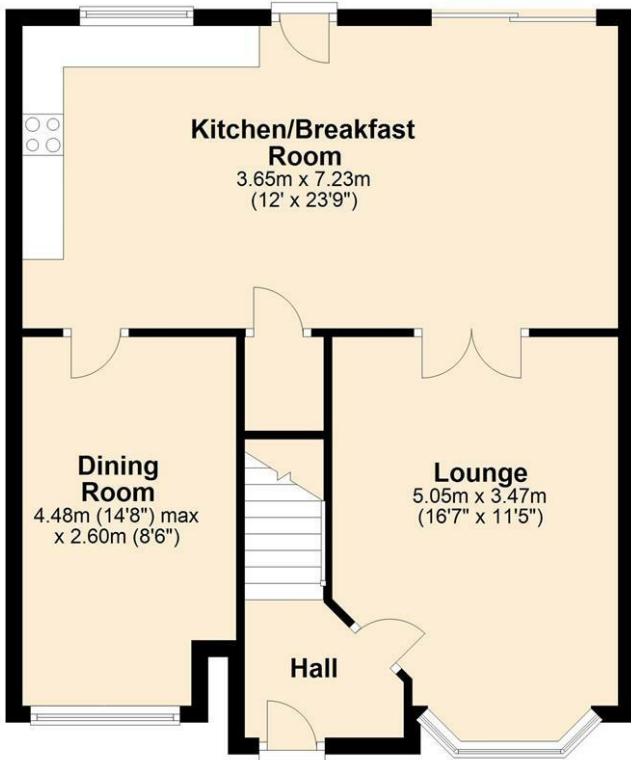
Planning - Whilst there are planning applications in the area, non are specific to the property.

Whitakers Estate Agent Declaration:

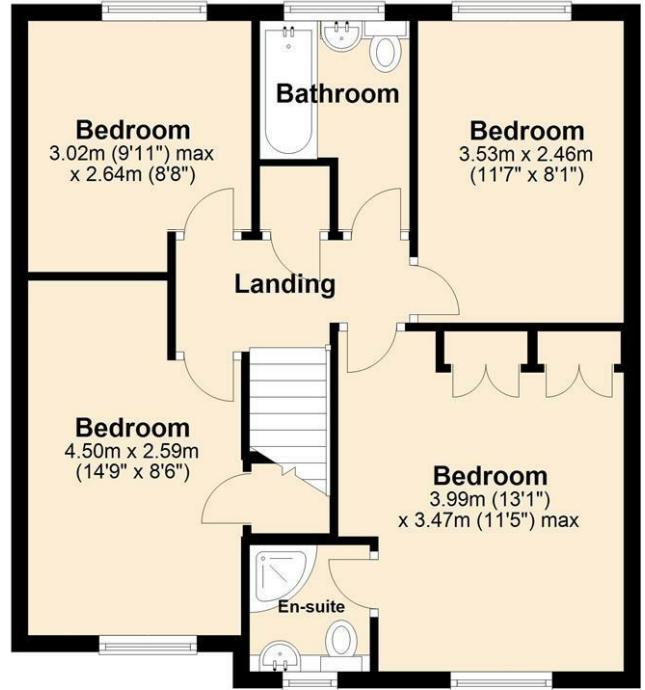
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

Ground Floor



First Floor

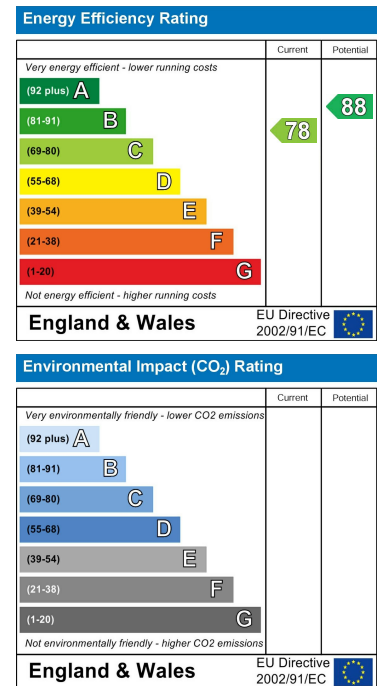


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.