

Whitakers

Estate Agents



42 Whisperwood Way, Hull, HU7 4JT

Offers Around £229,950

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

Located on the ever popular Castle Grange development, well located for local shops and amenities together with well regarded schools, the property is also just a short drive from Kingswood Retail parks and the wealth of retail and leisure facilities on offer.

Standing on an enviable corner plot and having been immaculately maintained by the current owners, the property briefly comprises; entrance hallway, dining room, spacious lounge, breakfast kitchen, utility area and downstairs cloakroom to the ground floor, there are 4 generously sized bedrooms, master being en-suite, and a family bathroom to the first floor.

Also benefitting from spacious front and rear gardens and detached garage together with gas central heating and UPVC double glazing throughout, internal viewing is strongly recommended to appreciate the accommodation on offer!

The Accommodation Comprises

Entrance Hallway



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

Dining Room 14'4 x 8'6 (4.37m x 2.59m)



With UPVC front bay window, carpeted flooring and central heating radiator.

Lounge 15'6 x 12' (4.72m x 3.66m)



Spacious lounge with carpeted flooring, feature fireplace with inset electric fire, central heating radiator and UPVC French Doors to rear garden.

Breakfast Kitchen 12'3 x 9'9 (3.73m x 2.97m)



With a range of fitted wall and base units, contrasting work surfaces and tiled splashbacks. 4 ring gas hob with extractor over and mid level electric double oven. 1 1/4 bowl stainless steel sink/drainer with mixer taps over, integrated under counter fridge and dish-washer. Breakfast bar, central heating radiator, UPVC window to front aspect and tiled flooring.

Utility Room 6'1 x 7'8 (1.85m x 2.34m)

Continuation of tiled flooring to utility area with fitted wall and base units, work surfaces and tiled splashbacks. Plumbing for automatic washing machine, space for under counter appliances, central heating radiator and UPVC door to rear garden.

Downstairs Cloakroom 6'1 x 3' (1.85m x 0.91m)



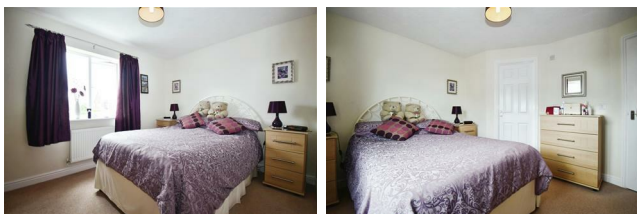
With tiled flooring, low flush wc, hand wash basin, central heating radiator and UPVC window to rear aspect.

First Floor Landing



angled staircase from entrance hallway to first floor landing with carpeted flooring, airing cupboard, UPVC window to rear aspect and loft access hatch with drop down ladder to part boarded loft.

Bedroom One 10'10 x 12' (3.30m x 3.66m)



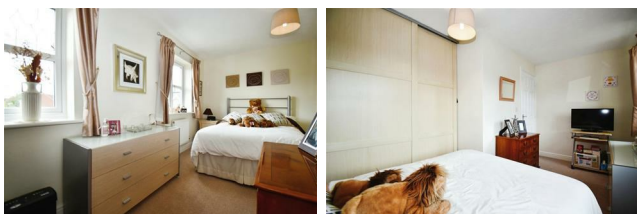
With UPVC window to rear aspect, carpeted flooring, central heating radiator and door to en-suite.

En-suite 8'8 x 4'4 max (2.64m x 1.32m max)



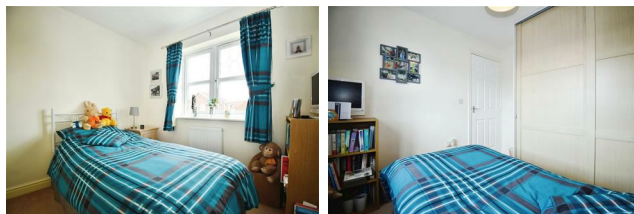
Pod shower unit with wall mounted mains shower and glazed door, low flush wc, hand wash basin, central heating radiator, extractor fan, vinyl flooring and UPVC window to side aspect.

Bedroom Two 10' x 14'6 max (3.05m x 4.42m max)



With two UPVC windows to front aspect, carpeted flooring, fitted wardrobes and central heating radiator.

Bedroom Three 9'5 x 8'7 (2.87m x 2.62m)



With UPVC window to front aspect, carpeted flooring, fitted wardrobes and central heating radiator.

Bedroom Four 8'2 x 7'8 (2.49m x 2.34m)



With UPVC window to rear aspect, carpeted flooring and central heating radiator.

Family Bathroom 8'8 x 4'8 (2.64m x 1.42m)



Panel bath with mixer taps with shower attachment, low flush wc and pedestal hand wash basin. Central heating radiator, vinyl flooring, half tiled walls and UPVC window to side aspect.

Outside



The spacious front and side garden is laid mainly to lawn with mature borders and wrought iron fencing to perimeters whilst there is side gated access to the rear garden. The lovely spacious rear garden is laid mainly to lawn and aggregate with borders featuring an array of mature plants and shrubs whilst dual patio areas to the lounge and kitchen give ample seating and outdoor dining opportunities. Timber fencing to perimeters gives a good level of privacy.

Garage



The detached SINGLE garage is approached via driveway with electric remote roller door, electric supply and connecting door into rear garden.

Tenure

The property is Freehold

Council Tax

Council Tax band D

Kingston upon Hull City Council

EPC

Awaited

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 - Low

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

Broadband - Basic 10 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

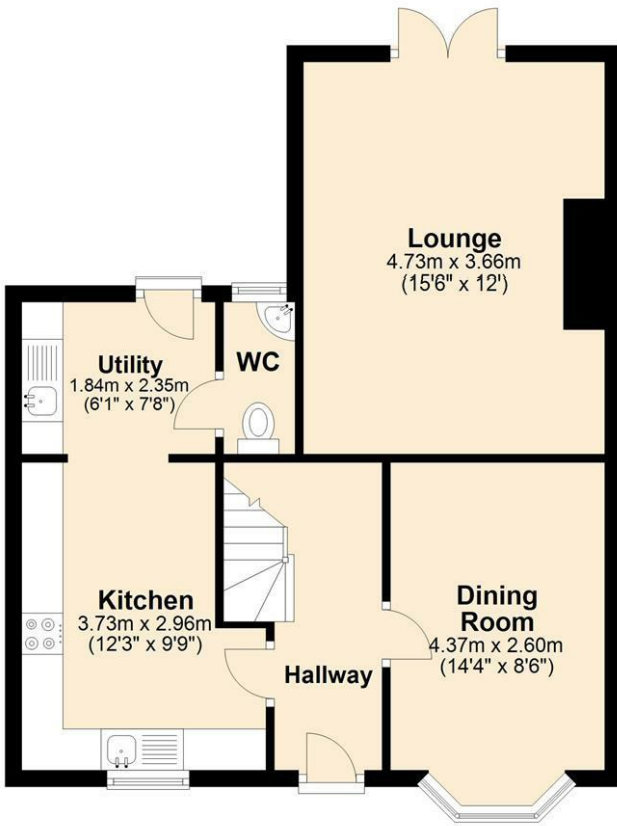
Planning - Non specific to the property

Whitakers Estate Agent Declaration:

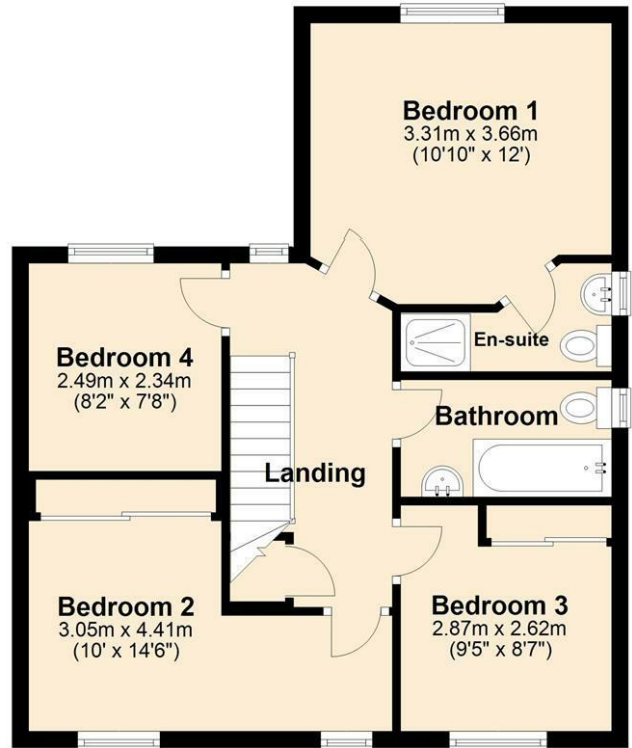
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Floor Plan

Ground Floor



First Floor

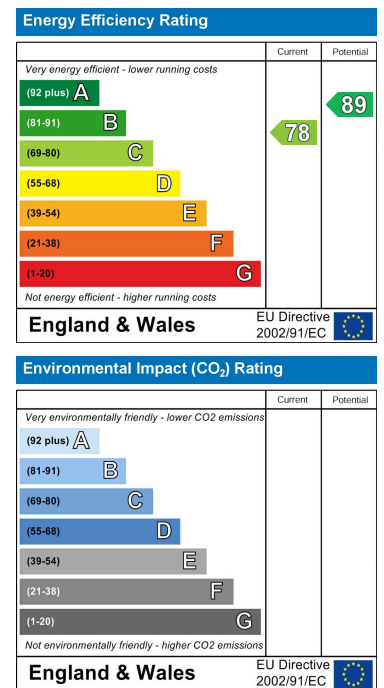


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.