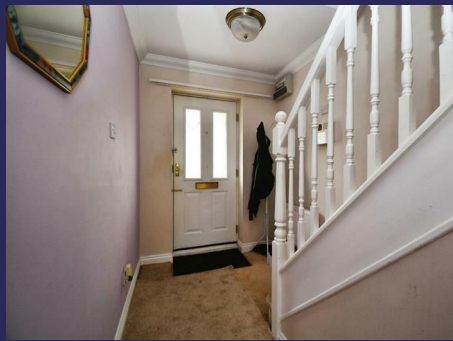


# Whitakers

Estate Agents



## 28 Parcevall Drive, Hull, HU7 3EU

**Offers Around £230,000**

Whitakers are pleased to bring this well proportioned 4 bedroom detached property to the market!

Situated on ever popular Kingswood and just a short walk from the shops and leisure facilities of Kingswood Retail Park, the property enjoys excellent transport around the City as well as being close to highly regarded Primary and Secondary Schools!

Constructed by revered local builder Beal Homes, the property enjoys an idyllic position towards the end of a quiet private cul-de-sac with open aspect to the front and affords an outstanding opportunity for the discerning buyer to put their own stamp on a spacious family home in a sought after location!

Briefly comprising; entrance hallway, lounge, dining room, conservatory, breakfast kitchen, utility room and downstairs cloakroom to the ground floor whilst there are 4 generously sized bedrooms, the master being en-suite together with a family bathroom.

Also benefitting from an integral garage with driveway parking and a generously sized rear garden together with gas central heating and UPVC double glazing, viewing is recommended.

## The Accommodation Comprises

### Entrance Hallway



Composite Door into Entrance Hallway with central heating radiator and under stair storage cupboard.

### Lounge 14'8 x 10'8 (4.47m x 3.25m)



UPVC walk in bay to front aspect, feature fireplace with inset electric fire and central heating radiator and carpeted flooring. Opens through into.....

### Dining Room 8'6 x 8'3 (2.59m x 2.51m)



With carpeted flooring, central heating radiator and UPVC French doors into conservatory.

### Kitchen 9'2 x 12'3 (2.79m x 3.73m)



With a range of fitted wall and base units with contrasting work surfaces and tiled splash backs. 4 ring gas hob with extractor and electric double oven below, composite sink with mixer taps, vinyl flooring, breakfast bar and UPVC window to rear aspect.

### Utility Room 5'3 x 5'6 (1.60m x 1.68m)



With fitted wall units, work surface and tiled splashbacks. Plumbing for under counter washing machine and dryer. Vinyl flooring, door to side access and internal door to.....

### Downstairs Cloakroom



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

### Conservatory 10' x 7'6 (3.05m x 2.29m)



With central heating radiator and French doors to rear garden.

## First Floor Landing



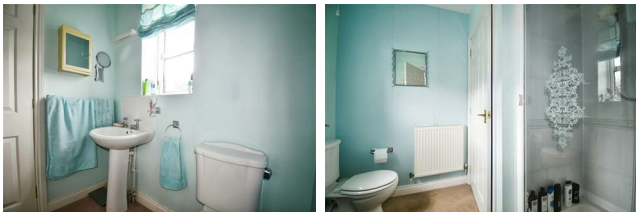
Stairs from entrance hallway to first floor landing with storage cupboard, loft access hatch and doors to first floor rooms.

## Bedroom One 11'5 x 10'11 (3.48m x 3.33m)



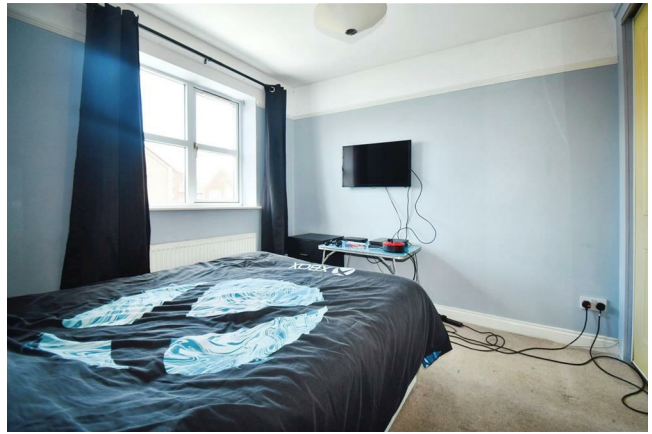
UPVC window to front aspect, fitted wardrobes, carpeted flooring, central heating radiator and door to.....

## En-suite 7'10 x 5'11 max (2.39m x 1.80m max)



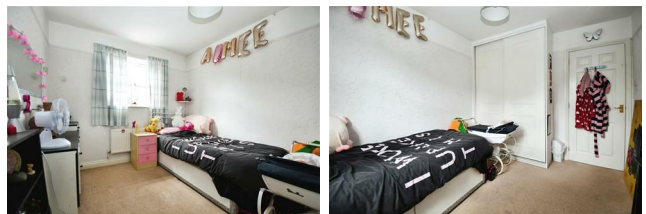
Single tiled shower cubicle with electric shower, low flush wc and hand wash basin. Built in storage cupboard, central heating radiator and UPVC window to front aspect.

## Bedroom Two 11'8 x 10' (3.56m x 3.05m)



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

## Bedroom Three 11'7 x 9'7 (3.53m x 2.92m)



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

## Bedroom Four 11'6 x 9'5 max (3.51m x 2.87m max)



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

### Family Bathroom 6'11 x 5'7 (2.11m x 1.70m)



Bath with electric shower over and fitted screen, low flush wc and hand wash basin. Part tiled walls, carpet flooring, central heating radiator and UPVC window to rear aspect.

### Outside



Approached by private road with open aspect, to the front of the property is a lawned garden with mature plants and shrubs and driveway parking for two vehicles leading to single garage whilst to the rear is an enclosed garden with side access laid mainly to lawn with paved patio, mature borders and fencing to perimeters.

### Tenure

The property is Freehold

### Council Tax

Council Tax band D

Kingston upon Hull City Council

### EPC

EPC rating D

### 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 11 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - no

Coalfield or Mining Area - No

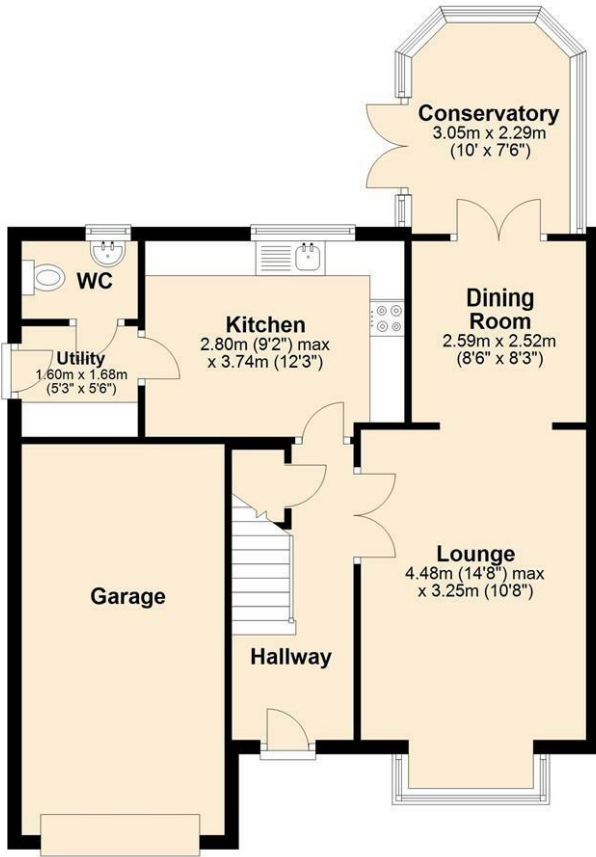
Planning - None specific to the property

### Whitakers Estate Agent Declaration:

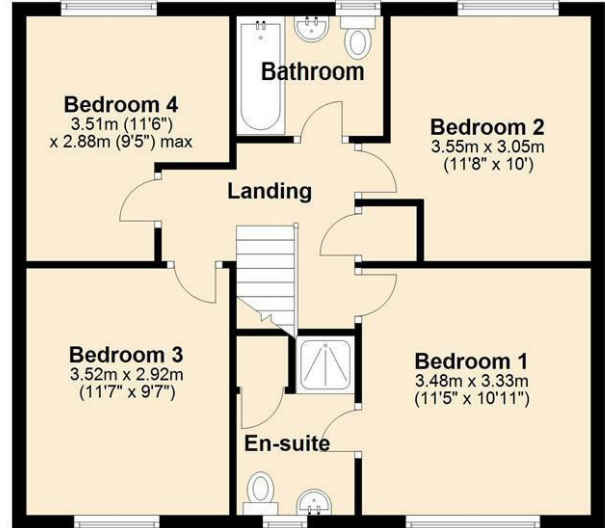
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

# Floor Plan

## Ground Floor

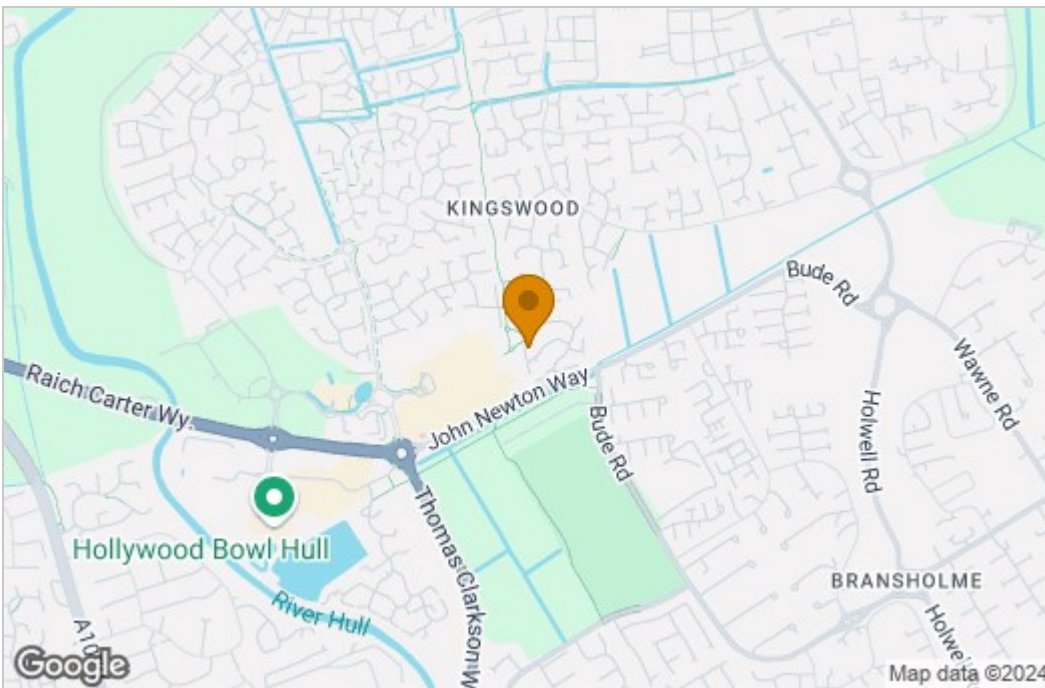


## First Floor

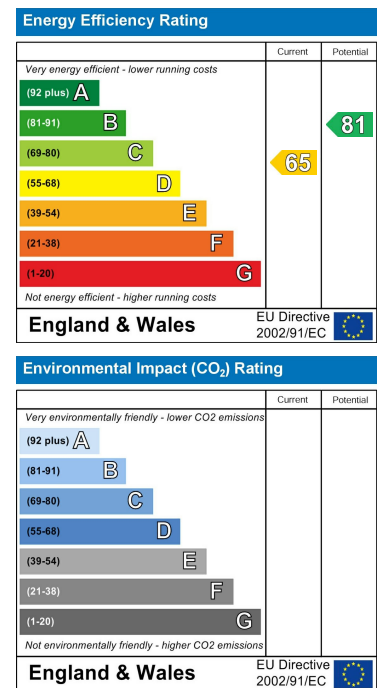


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.