

# Whitakers

Estate Agents



## 4 Marshall Way

Hedon, Hull, HU12 8GD

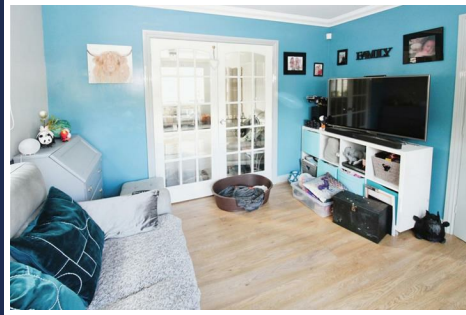
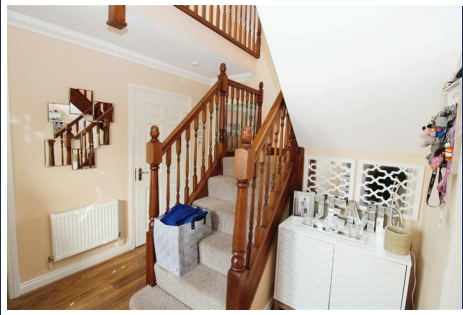
Offers Over £300,000



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## Reception Hall

12'3" x 11'5" (3.75 x 3.50)

An impressive introduction to the property with attractive staircase, laminate flooring and a useful built in storage cupboard

## Lounge

17'8" x 11'5" (5.40 x 3.50)

Having a square bay window to the front aspect and two windows to the side aspect allowing plenty of natural light. There is a feature fire surround with an inset gas fire, a radiator and double doors give access to:

## Dining Room

13'9" x 11'7" (4.20 x 3.55)

With a radiator and French Doors giving access to the rear garden.

## Cloak Room

A wash hand basin within a vanity unit and a low level wc. The walls and floor are tiled and there is a radiator.

## Study

9'2" x 3'3" (2.80 x 1.95)

Window to the front aspect and a radiator.

## Breakfast Kitchen

14'1" x 10'9" max (4.30 x 3.30 max)

An attractive range of fitted floor and wall units with contrasting preparation surfaces having an inset sink unit with mixer tap. Two windows to the rear aspect, tiled floor and partially tiled walls, spotlights to the ceiling, a radiator and integrated appliances include an electric oven and four ring hob, a fridge/freezer, dishwasher a stainless steel extractor canopy and a microwave oven.

## Gallery Style Landing

With two windows to the front aspect, an airing cupboard and access to:

## Bedroom One

13'9" x 11'7" (4.20 x 3.55)

Window to the rear aspect, a radiator and an extensive range of fitted wardrobes

## En Suite

An ample independent shower enclosure with an electric shower unit, a wash hand basin within a vanity unit and a low level wc, Tiled floor, partially tiled walls and a heated towel rail

## Bedroom Two

13'1" x 11'9" (4.00 x 3.60)

Window to the rear aspect and a radiator.

## Bedroom Three

8'10" max x 9'8" (2.70 max x 2.95)

Window to the front aspect and a radiator.

## Bedroom Four

9'8" x 6'8" (2.95 x 2.05)

Window to the front aspect and a radiator.

## Family Bathroom

A white suite to comprise panelled bath, wash hand basin within a vanity unit and a low level wc. Independent shower enclosure with an electric shower unit, partially tiled walls and a heated towel rail.

## Outside

To the front of the property is an open plan lawn with selected shrubs and to the rear an enclosed garden of good proportion laid mainly to lawn with a paved patio area and a summerhouse.

## Double Garage

Brick built with two up and over vehicular doors, a

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side personnel door, electricity supplied and accessible via a sider driveway which also affords further parking amenities.

#### Council Tax

East Riding Of Yorkshire Council - Band E

#### 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 and tile

Conservation Area - No

Flood Risk - Medium

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

Broadband - Basic 6 Mbps and Ultrafast 1000 Mbps

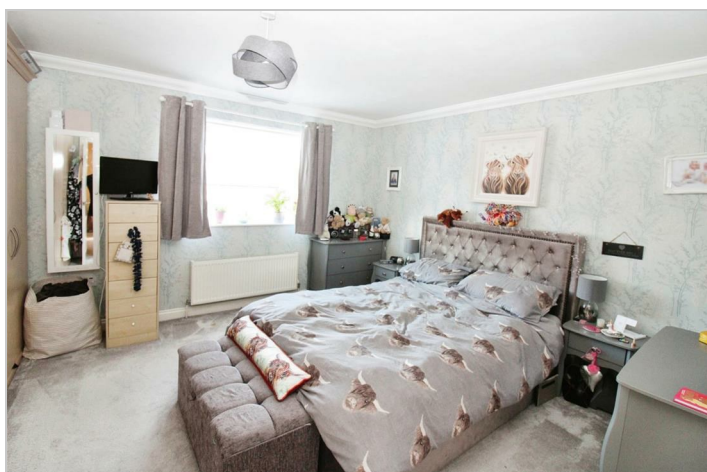
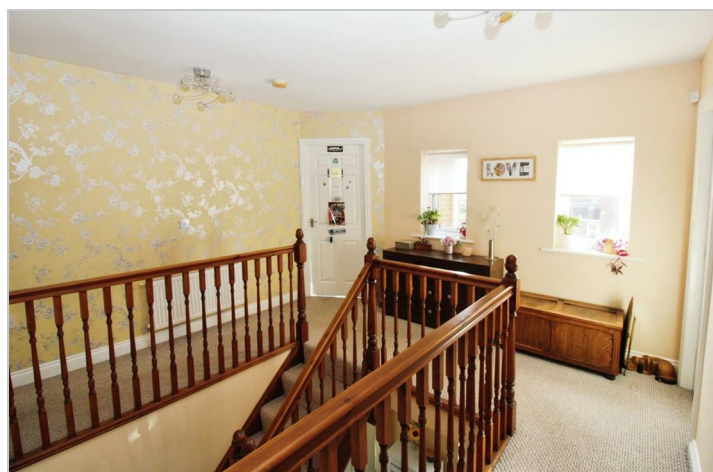
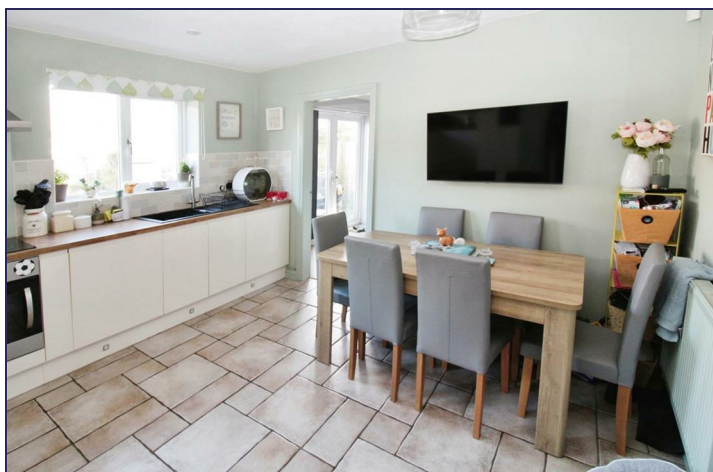
Coastal Erosion - Not applicable

Coalfield or Mining Area - Not applicable

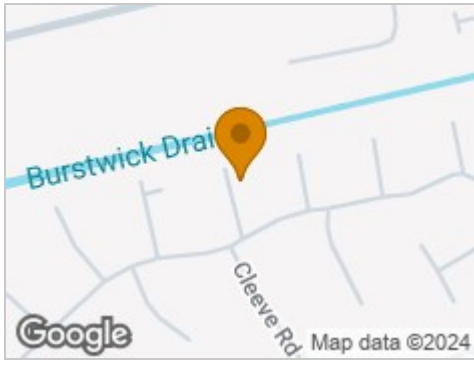
Planning - Not applicable

#### 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.



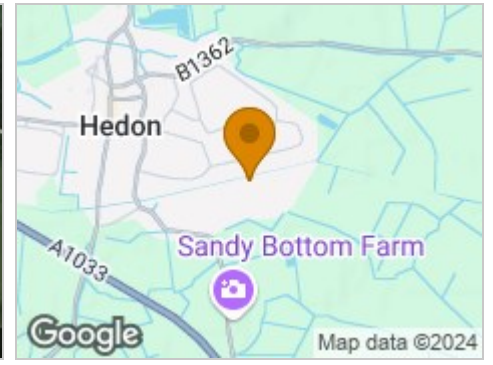
## Road Map



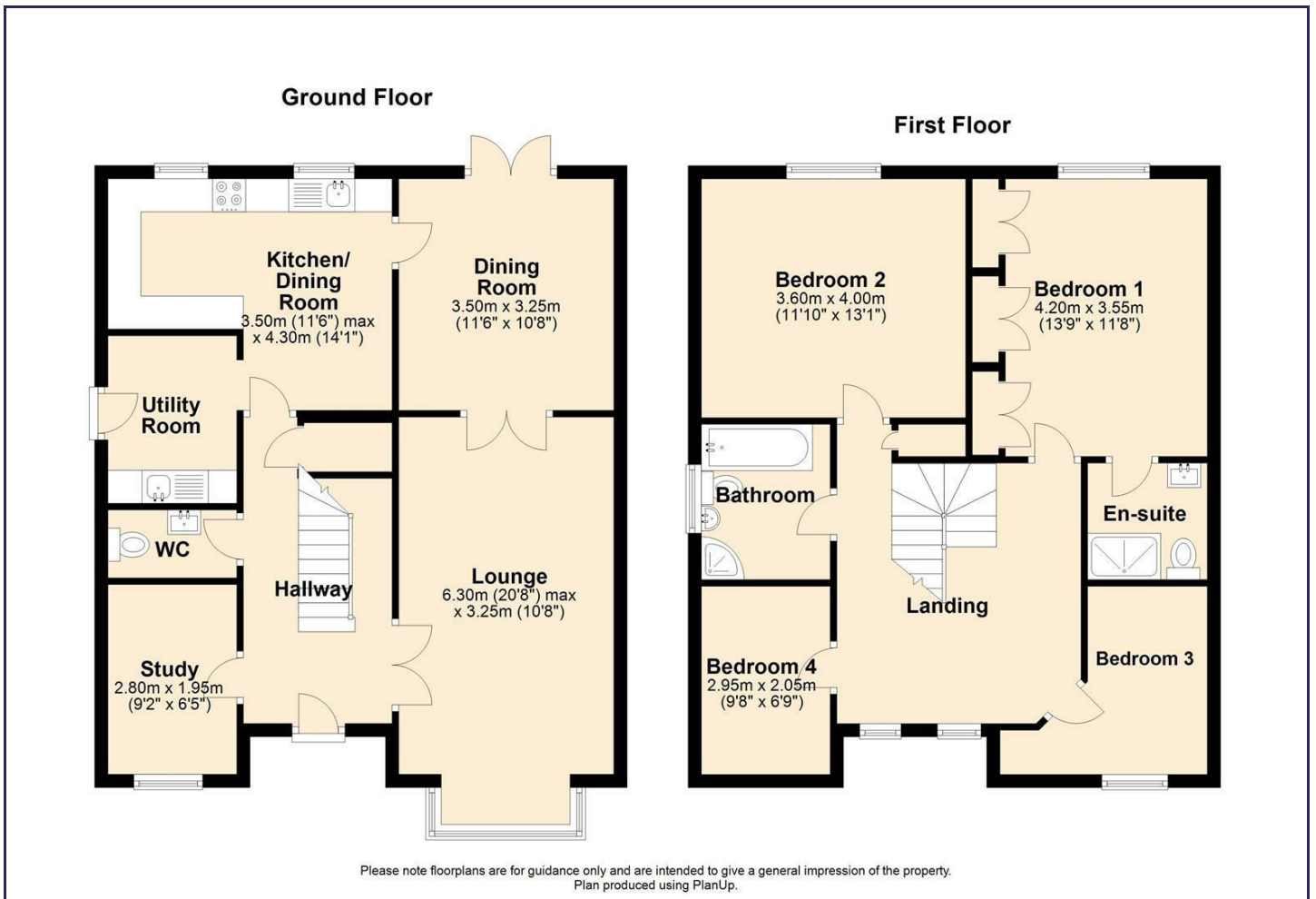
## Hybrid Map



## Terrain Map



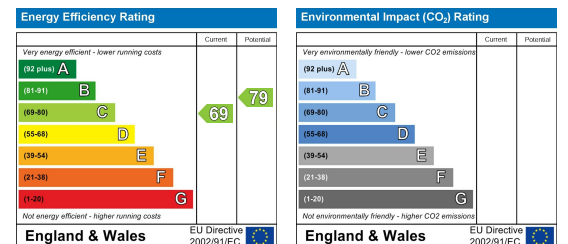
## Floor Plan



## Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

## 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.