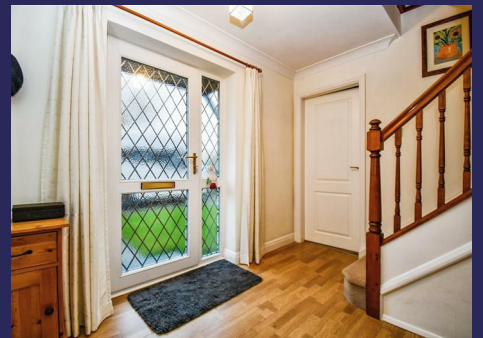


Whitakers

Estate Agents



4a Bell Close, Hull, HU7 4XB

Offers In The Region Of £335,000

Whitakers are delighted to bring this well presented 4 bedroom detached family home to the market, sold with NO CHAIN!

Situated on a select private cul-de-sac just off Tweendykes Road and a short stroll from the centre of popular Sutton Village with its array of retail and leisure facilities, the property is also well positioned for highly regarded Primary and Secondary schools and represents a rare opportunity to purchase a spacious family home in a most popular and sought after area.

Having been lovingly maintained by the current owners, the property briefly comprises; spacious entrance hallway, lounge, dining area, kitchen, utility area and downstairs cloakroom to the ground floor whilst to the first floor there is a stunning landing area giving access to the four double bedrooms, the master being ensuite, together with the additional family bathroom.

Having the additional benefit of private gardens, detached garage and driveway parking together with gas central heating and uPVC double glazing, early viewing is recommended!

The Accommodation Comprises

Entrance Hallway



uPVC entrance door with glazed side panel leads into spacious hallway with laminate flooring, central heating radiator and under stairs storage cupboard whilst switchback staircase leads to first floor landing.

Lounge 20'6 x 13'4 (6.25m x 4.06m)



The bright and spacious lounge benefits from two uPVC floating bay windows, carpeted flooring, twin central heating radiators and feature fireplace with gas fire.

Dining Area 8'1 x 8'9 (2.46m x 2.67m)



The dining area features vinyl flooring, central heating radiator, uPVC French doors into the rear garden and opens into.....

Kitchen 12' x 12'3 (3.66m x 3.73m)



With a range of fitted wall and base units, contrasting work surfaces and tiled splash backs. Rangemaster gas cooker with extractor fan over, ceramic sink drainer with mixer taps over and

space for free standing fridge/freezer. Breakfast bar seating area, central heating radiator, vinyl flooring and uPVC windows to side and rear aspect.

Rear Lobby/Utility Area

uPVC external door leads into Utility Area with vinyl flooring and plumbing for automatic washing machine. Internal door leads into....

Downstairs Cloakroom



With low flush wc, hand wash basin, central heating radiator and uPVC window.

First Floor Landing



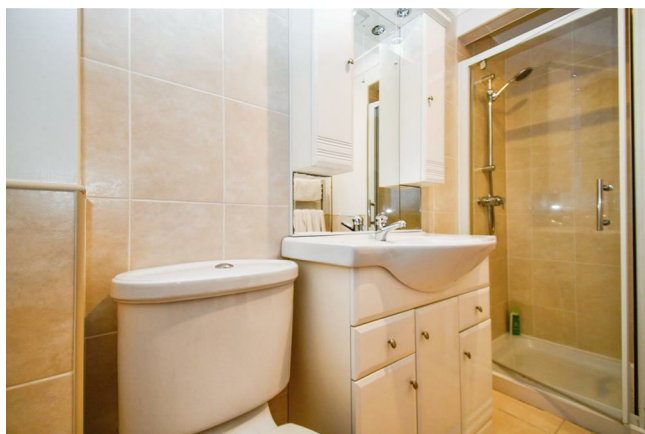
The switchback staircase with mid landing lead to the bright and spacious first floor landing area with carpeted flooring and uPVC window.

Bedroom One 11' x 11'6 (3.35m x 3.51m)



With a range of fitted furniture, carpeted flooring, central heating radiator and uPVC window to front aspect.

En-suite 4'6 x 9'2 max (1.37m x 2.79m max)



Shower cubicle with mains shower and tiled walls, low flush wc and hand wash basin housed in vanity unit. Tiled flooring, majority tiled walls and uPVC window to side aspect.

Bedroom Two 10'6 x 9' (3.20m x 2.74m)



Fitted wardrobes, carpeted flooring, central heating radiator and uPVC window to rear aspect

Bedroom Three 9' x 10'1 (2.74m x 3.07m)



Carpeted flooring, central heating radiator and uPVC window to front aspect

Bedroom Four 9'6 x 9'1 (2.90m x 2.77m)



Fitted wardrobes, carpeted flooring, central heating radiator and uPVC window to rear aspect

Family Bathroom 6'3 x 7' (1.91m x 2.13m)



Corner bath with electric shower over, low flush wc and hand wash basin housed in vanity unit. Chrome heated towel rail, tiled walls, vinyl flooring and uPVC window to side aspect.

Outside



The property benefits from front and side gardens laid mainly to lawn with wall and hedging to front perimeter and mature borders whilst the side driveway gives off road parking for two vehicles and leads to the detached garage. Gate access from both sides of the property leads to the private rear garden laid mainly to lawn with paved patio seating area mature borders and fencing to perimeters.

Garage

The detached garage with up and over door is located at the foot of the driveway with additional side windows and electricity supply.

Tenure

The property is Freehold

Council Tax

Council Tax band E

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 -

Broadband - Basic 12 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - None

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

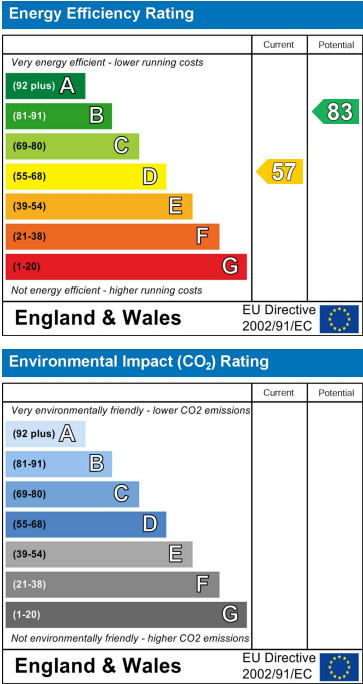


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.