

Whitakers

Estate Agents



78 Bounty Drive, Hull, HU7 3FN

Offers Over £305,000

Whitakers are delighted to bring this Outstanding 4 Bedroom Detached Home to the market.

Situated on the sought after Kingswood Development, well positioned for the wealth of retail and leisure facilities available at Kingswood Retail Parks as well as being just a short walk from the ever popular Village Green, the property also enjoys excellent transport links into and around the City of Hull and out to nearby Beverley.

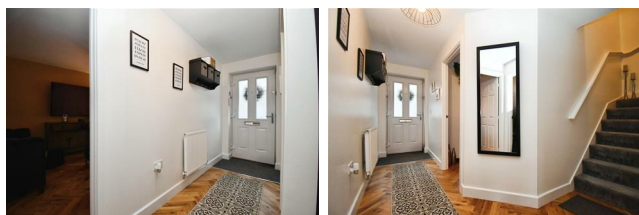
Having been lovingly improved to the highest standard by the current owners, this represents an outstanding opportunity to purchase a spacious family home in true "move-in" condition!

Briefly comprising; entrance hallway, lounge, dining room/snug, spacious dining kitchen, utility room and downstairs cloakroom to the ground floor whilst to the first floor there are four bedrooms, the master being en-suite, together with a modern family bathroom.

Having the additional benefit of a detached garage with driveway parking and a lovely recently landscaped rear garden together with gas central heating and uPVC double glazing throughout, this property really does need to be viewed to be fully appreciated!

The Accommodation Comprises

Entrance Hallway



Composite front entrance door into spacious hallway with Oak Hardwood flooring, central heating radiator and stairs to first floor.

Lounge 13'3 x 10'10 (4.04m x 3.30m)



Oak hardwood flooring, uPVC window with fitted shutters to front aspect and central heating radiator.

Dining Room/Snug 9'11 x 10'10 (3.02m x 3.30m)



Oak hardwood flooring, uPVC window with fitted shutters to front aspect and central heating radiator.

Kitchen/Diner 9'2 x 20'2 (2.79m x 6.15m)



Kitchen fitted with a range of wall and base units, luxury laminate work surfaces and splashbacks. 4 ring induction hob with extractor over and electric fan oven below. Ceramic 1 1/4 bowl sink/drainage with mixer taps over, integrated dish washer and fridge freezer. uPVC window to rear garden and internal door into utility room, Oak hardwood flooring which extends into dining area with central heating radiator and uPVC French doors into rear garden.

Utility Room 6'2 x 5'3 (1.88m x 1.60m)

With a range of fitted wall and base units, plumbing for automatic washing machine and space for tumble drier, Vinyl cushion floor flooring, central heating radiator, wall mounted combi-boiler, composite door to rear garden and internal door into....

Downstairs Cloakroom



First Floor Landing



Stairs from the entrance hallway lead to the impressive first floor landing with carpeted flooring, uPVC window to side aspect, built in storage cupboard and loft access hatch.

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



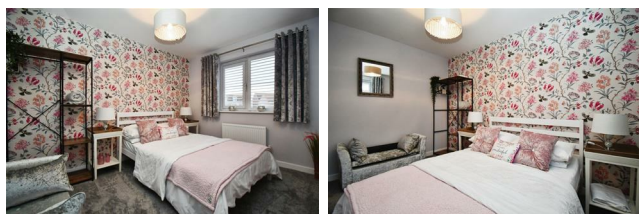
With uPVC window to rear aspect, fitted sliding wardrobes, carpeted flooring and central heating radiator.

En-suite 6'1 x 6'4 (1.85m x 1.93m)



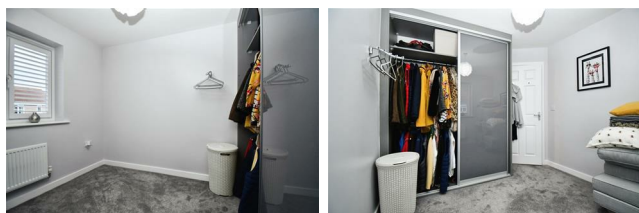
Tiled shower cubicle with mains shower over, low flush wc and hand wash basin with tiled splashback. Vinyl flooring, central heating radiator and uPVC window to rear aspect.

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



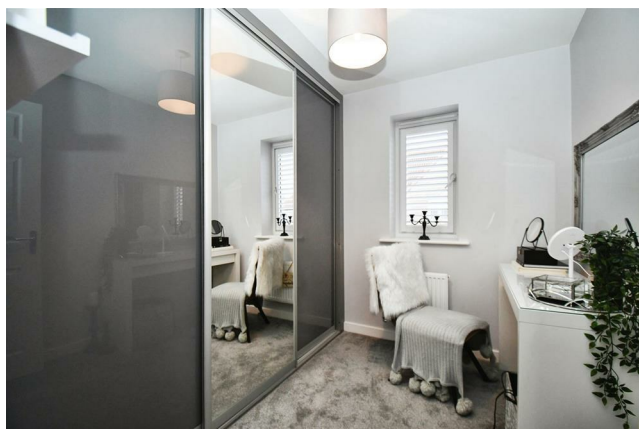
With uPVC window to front aspect, carpeted flooring and central heating radiator.

Bedroom Three 9'11 x 9' (3.02m x 2.74m)



With uPVC window to front aspect, carpeted flooring, fitted sliding wardrobe and central heating radiator.

Bedroom Four 8'3 x 7'9 (2.51m x 2.36m)



With uPVC window to front aspect, carpeted flooring, fitted sliding wardrobe and central heating radiator.

Family Bathroom 8'3 x 6'4 (2.51m x 1.93m)



Panel bath with mixer taps, low flush wc and pedestal hand wash basin, cushion vinyl flooring, part tiled walls, central heating radiator and uPVC window to rear aspect.

Outside



To the front and side of the property is a walled courtyard garden laid to aggregate with stone steps leading to the front entrance door. The charming recently landscaped rear garden accessed via side gate is laid mainly to artificial turf with feature paved patio seating areas and raised borders featuring an array of mature plants trees and shrubs. The rear patio features a stunning Pergola with louvred shuttered roof whilst fencing to perimeters gives a good level of privacy.

Garage

Located at the foot of the garden with off road parking to the front, electric supply and internal uPVC door into rear garden.

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 - Low

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

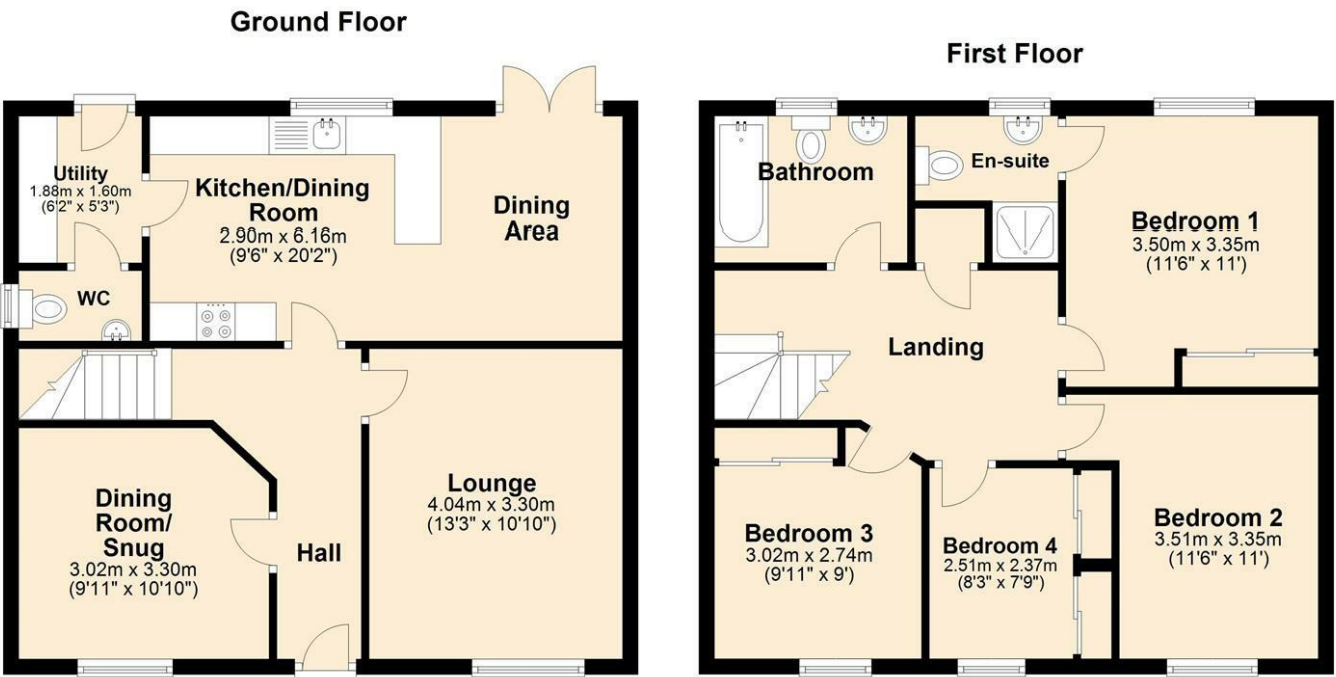
Coalfield or Mining Area - No

Planning - None

Whitakers Estate Agent Declaration:

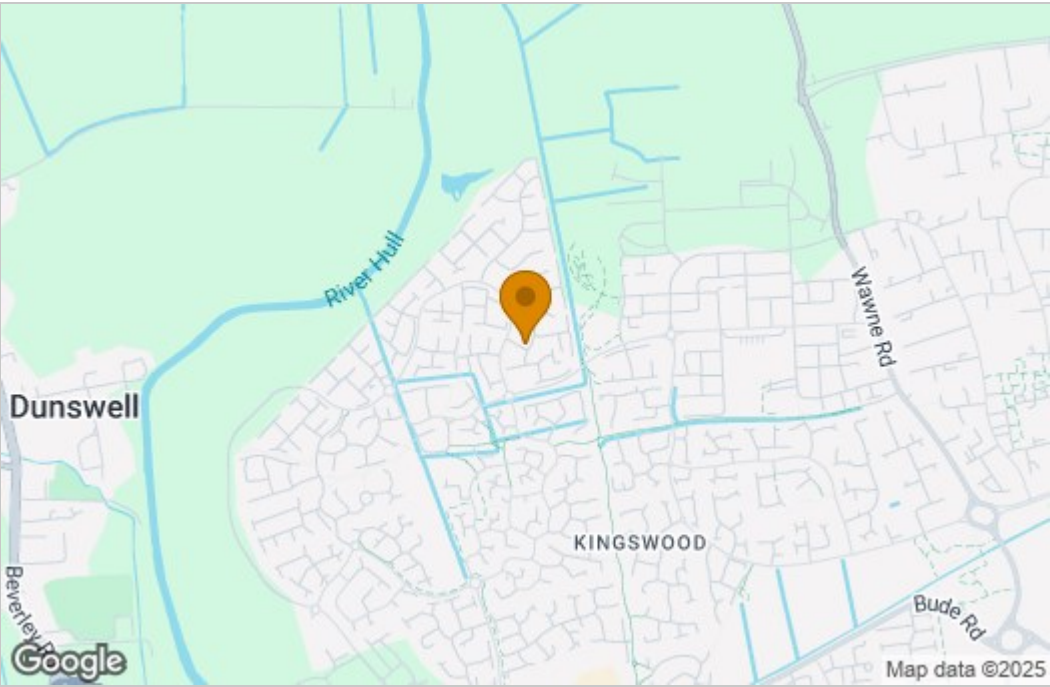
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

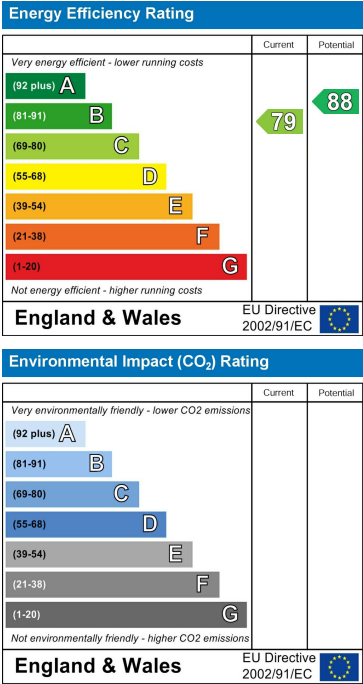


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.