

Whitakers

Estate Agents



22 Colemans Road, Hull, HU12 8RN

Offers In Excess Of £270,000

This outstanding 3 bedroom double fronted detached home with amazing gardens really needs to be viewed to be fully appreciated!

Situated on an enviable and spacious corner plot at the foot of this exclusive cul-de-sac, the property is immaculately presented throughout and represents a rare opportunity to purchase a spacious family home with ample outdoor space to the side and rear, perfect for entertaining and al-fresco living!

Well positioned for local shops, schools and amenities together with excellent transport links into the City of Hull and out to the East Coast, the property briefly comprises; entrance hallway, downstairs cloakroom, through lounge, kitchen/diner and spacious conservatory to the ground floor whilst to the first floor there are 3 double bedrooms, the master being en-suite and a family bathroom.

With the additional benefit of private driveway parking for multiple vehicles and a detached garage together with gas central heating and uPVC double glazing throughout, early viewing is highly recommended!

The Accommodation Comprises

Entrance Hallway

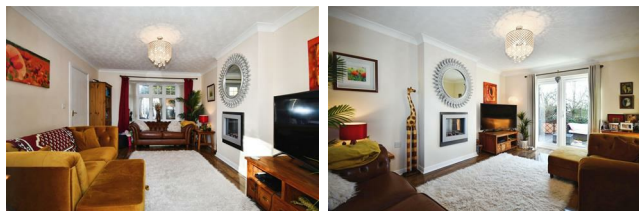


Covered front porch with composite door into spacious entrance hallway with polished laminate flooring, storage cupboard, central heating radiator and stairs to first floor.

Downstairs Cloakroom

With low flush wc, hand wash basin and chrome heated towel rail.

Lounge 15'8 x 11'7 (4.78m x 3.53m)



With uPVC bay window to front, central heating radiator, feature wall mounted electric fire, polished laminate flooring and uPVC French doors to rear garden.

Kitchen/Diner 15'8 x 8'2 (4.78m x 2.49m)



With a range of fitted cream gloss wall and base units, quartz work surfaces and contrasting glazed and tiled splash backs. Stainless steel sink/drainage, range style cooker with extractor over and plumbing for under counter washing machine and dishwasher. uPVC window to front aspect, tiled flooring, space for dining table and uPVC French doors into....

Conservatory 13' x 12'6 (3.96m x 3.81m)



Spacious Conservatory currently utilised as a dining room with laminate flooring, central heating radiator and uPVC French Doors into rear garden.

First Floor Landing



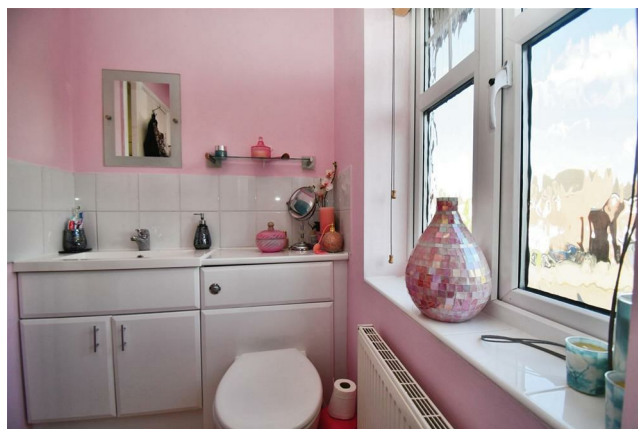
Angled staircase from entrance hallway to first floor landing with uPVC window to rear aspect, carpeted flooring and central heating radiator.

Bedroom One 10'11 x 8'3 (3.33m x 2.51m)



With uPVC window to rear aspect, laminate flooring, central heating radiator and fitted wardrobes. Internal door into....

En-suite



Comprising tiled shower cubicle with mains shower, concealed cistern wc and vanity sink unit. Wall tiling to water sensitive areas, uPVC window to front aspect and central heating radiator.

Bedroom Two 8'5 x 11'7 (2.57m x 3.53m)



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

Bedroom Three 7' x 11'7 (2.13m x 3.53m)



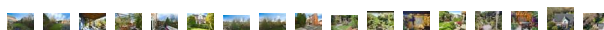
With uPVC window to front aspect, carpeted flooring and central heating radiator

Bathroom 5'6 x 7'6 (1.68m x 2.29m)



Family bathroom comprising shaped bath with mains shower over and fitted shower screen, concealed cistern wc and vanity hand wash basin, Central heating radiator, tiled walls and uPVC window to front aspect.

Outside



Occupying an amazing and enviable corner plot, to the front there is a lawned garden with mature trees and shrubs whilst the private side driveway provides off road parking for multiple vehicles and leads to the detached garage.

To the rear of the property lies the stunning and eclectic private, non-overlooked garden with open rear aspect which extends to the side of the property with decked seating area and bar accessed from the lounge and conservatory. The rest of the garden features a lawn, charming summer house, pond, pergola's, multiple covered and open seating areas and brick built barbecue providing an amazing space for outdoor entertaining and living!

Summer House



The charming summer house has electric supply and French doors into the garden.

Garage

Situated at the foot of the private driveway with up and over door, electric supply and door and window into garden.

Tenure

The property is Freehold

Council Tax

Council Tax band D

East Riding of Yorkshire 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 - Very Low

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

Broadband - Basic 11 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

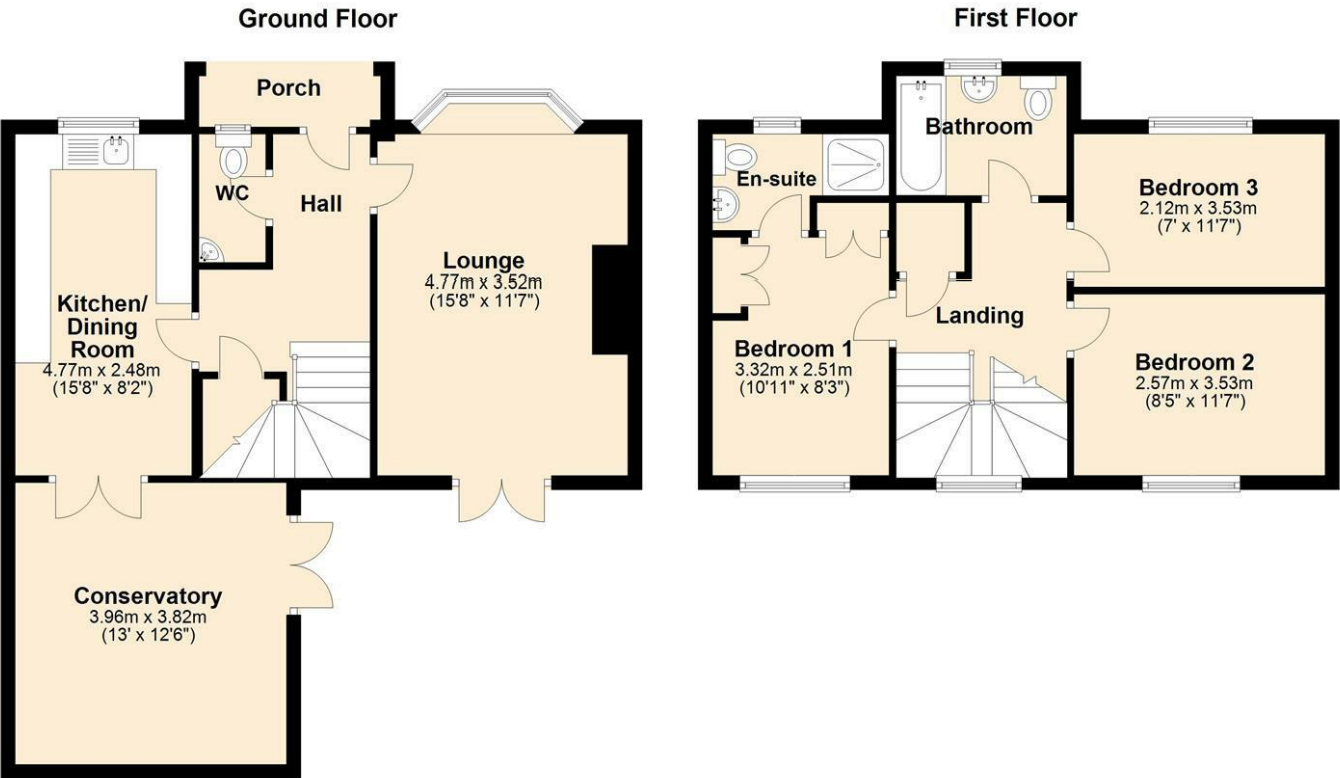
Coalfield or Mining Area - No

Planning - No

Whitakers Estate Agent Declaration:

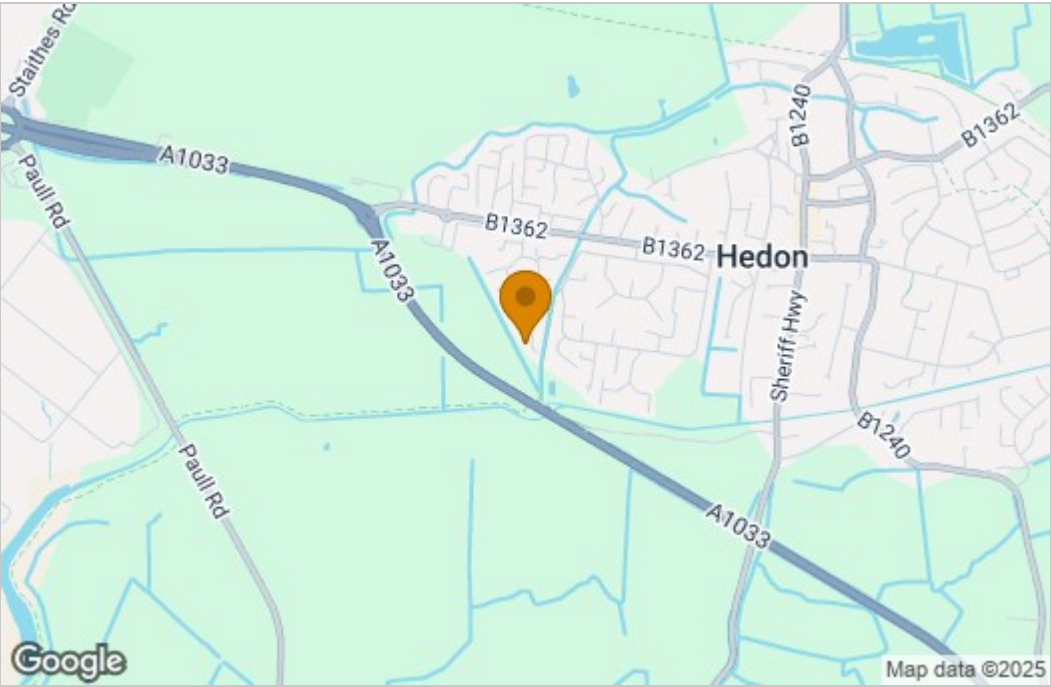
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Floor Plan

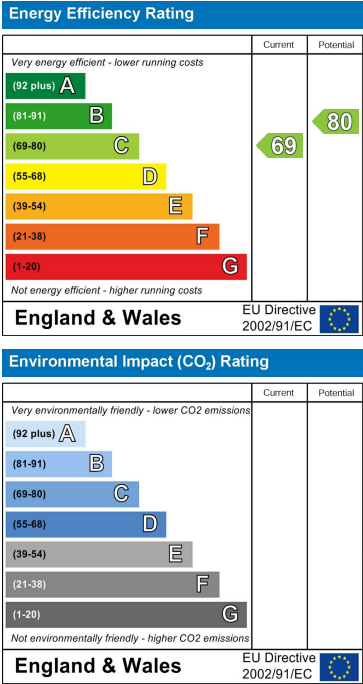


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.