

Whitakers

Estate Agents



57 Hyde Park Road, Hull, HU7 3AS

Offers In The Region Of £375,000

Whitakers are delighted to bring this outstanding 4 bedroom executive detached home to the market!

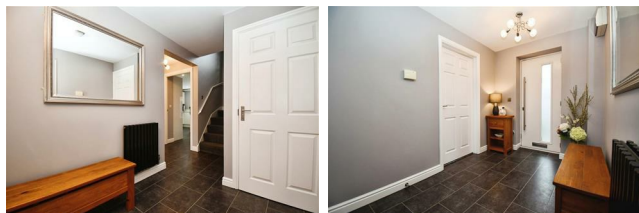
Situated on ever popular Kingswood development, well positioned for highly regarded local primary and secondary schools together with the wide range of retail and leisure facilities available at Kingswood Retail Park and the Village Green, the property offers exceptional and spacious family accommodation in a popular and sought after location.

Ideally positioned at the foot of a private cul-de-sac with open aspect to the front and having been much improved and extended by the current owners to the highest specification, the property briefly comprises; entrance hallway, lounge, dining room, downstairs cloakroom, luxurious fitted kitchen with separate utility room and family room to the ground floor whilst to the first floor there are 4 double bedrooms, the master being en-suite together with a modern shower room.

Having the additional benefit of driveway parking for multiple vehicles and double garage together with a lovely private rear garden with outdoor bar/garden room together with solar panels, gas central heating and UPVC double glazing throughout, internal viewing is essential to fully appreciate the standard of accommodation available!

The Accommodation Comprises

Entrance Hallway



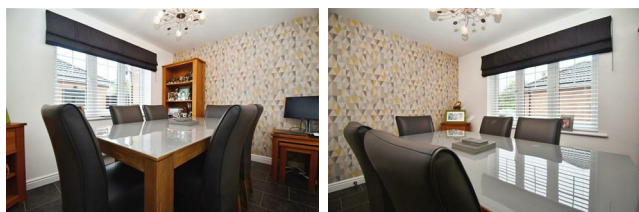
Composite door into spacious entrance hallway modern style radiator and Karndean flooring.

Lounge 18'8 x 10'9 (5.69m x 3.28m)



With UPVC window to front aspect, carpeted flooring, two modern radiators and media wall with feature fireplace inbuilt.

Dining Room 8'8 x 11'1 (2.64m x 3.38m)



UPVC window to front aspect, Karndean flooring and central heating radiator.

Kitchen 13'4 x 11' (4.06m x 3.35m)



Stunning modern kitchen comprising a range of white wall and base units, with contrasting quartz work surfaces and splashbacks. Integrated mid level double oven and microwave and separate electric fan oven with 5 ring gas hob and extractor fan. Undermount stainless steel sink and drainer with flexi-mixer taps over. Integrated dish-washer and fridge freezer and quartz breakfast bar with seating and under counter storage. Ceiling spotlights, UPVC windows to side and rear aspect and Karndean flooring which continues into.....

Family Room 8'11 x 15'8 (2.72m x 4.78m)



With vaulted ceiling, feature tower radiator and UPVC windows and French doors into rear garden.

Utility Room 5'4 x 7'7 (1.63m x 2.31m)



Fitted wall and base units with contrasting work surfaces and splashbacks. plumbing for automatic washing machine, Karndean flooring and composite side entrance door.

Downstairs Cloakroom



With low flush wc and hand wash basin, central heating radiator, extractor fan and Karndean flooring.

First Floor Landing



Staircase from entrance hall with UPVC window to rear rising to first floor landing with carpeted flooring, storage cupboard and loft access hatch.

Master Bedroom 18'2 max x 11'1 (5.54m max x 3.38m)



With UPVC window to rear, carpeted flooring, central heating radiator and door into.....

En-suite 7'5 x 5'4 (2.26m x 1.63m)



Comprising glazed shower cubicle with mains shower over, concealed cistern low flush wc and vanity hand wash basin. Heated towel rail, tiled walls and flooring, ceiling spot lights, extractor fan and UPVC window to side aspect.

Bedroom Two 9'9 x 11' (2.97m x 3.35m)



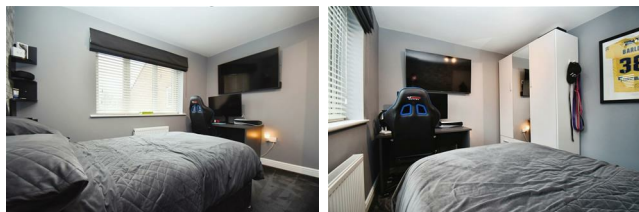
With UPVC window to front aspect, carpeted flooring, central heating radiator and fitted wardrobes.

Bedroom Three 9'6 x 10'4 (2.90m x 3.15m)



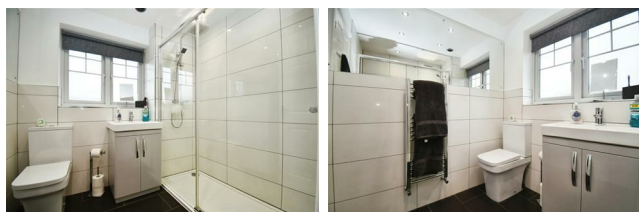
With UPVC window to front aspect, carpeted flooring, central heating radiator and mirrored fitted sliding wardrobes to one wall.

Bedroom Four 9' x 11' (2.74m x 3.35m)



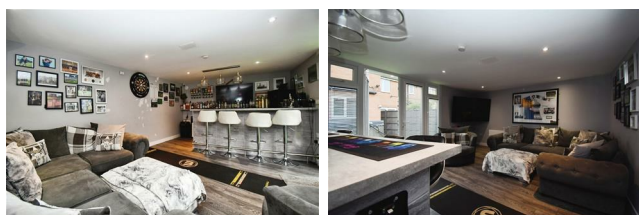
With UPVC window to rear aspect, carpeted flooring, central heating radiator

Family Shower room 7'6 x 6'3 (2.29m x 1.91m)



Double walk-in shower cubicle with dual head mains shower and glazed screens, low flush wc and vanity hand wash basin. Chrome heated ladder style towel rail, tiled flooring and majority tiled walls, ceiling spotlights, extractor fan and UPVC window to front aspect.

Garden Bar



Spacious insulated garden room currently used as a bar with laminate flooring, UPVC French doors and electric wall heaters.

Outside



The property is situated at the foot of a private cul-de-sac with open aspect and off road parking for multiple vehicles and double garage to the front. Side gate access leads to the lovely enclosed low maintenance rear garden with artificial lawn and decked seating areas, rear storage shed, hot tub area, garden room/bar and fencing to perimeters.

Double Garage



With up and over door, electric supply and uPVC side door.

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 - EE, Vodafone, O2

Broadband - Basic 20 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

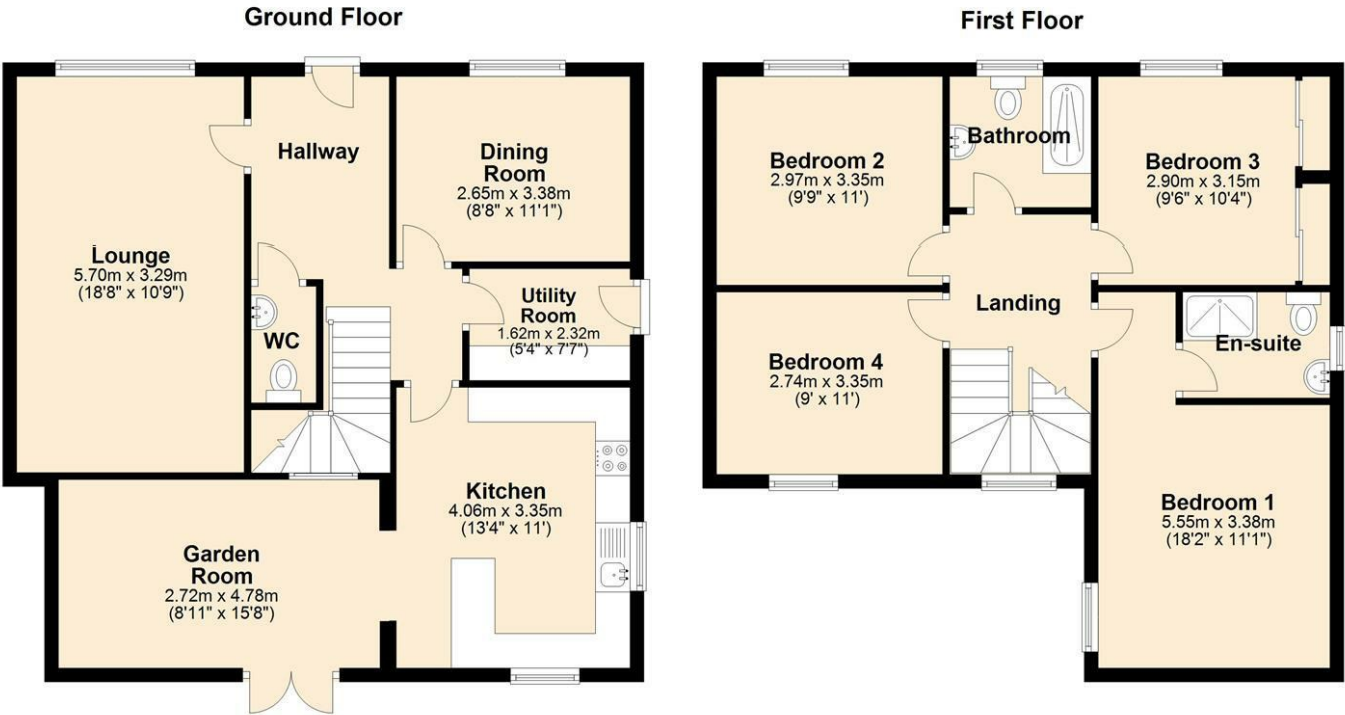
Coalfield or Mining Area - No

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

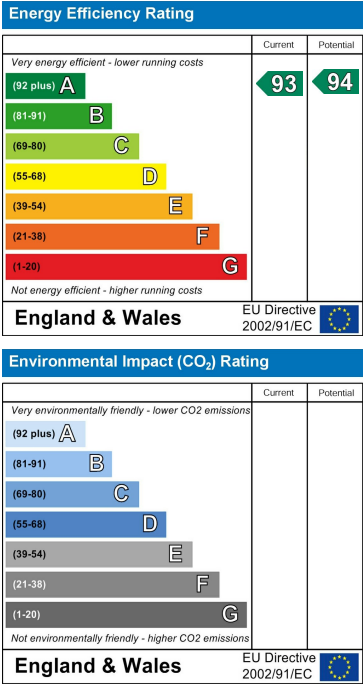


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.