

Whitakers

Estate Agents



7 Hornbeams Court, Chamberlain Street, Hull, HU7 4UG

Guide price £250,000

*****GUIDE PRICE £250,000-260,000*****

This Outstanding and individual 3 bedroom detached home is available to purchase with NO ONWARD CHAIN!

Standing at the head of an exclusive and peaceful cul-de-sac in the heart of historic Sutton Village, just a short stroll from the retail and leisure amenities situated in the Village centre, this represents an outstanding opportunity to purchase a spacious family home in a most enviable and sought after location!

Rarely becoming available, the property briefly comprises; entrance hallway, dual aspect lounge, spacious dining kitchen and downstairs cloakroom to the ground floor whilst to the first floor there are three bedrooms, the master being en-suite and a luxurious family bathroom.

Also benefitting from driveway parking and garage together with gardens to front, rear and side together with gas central heating and uPVC glazing throughout, internal viewing is highly recommended!

The Accommodation Comprises

Entrance Hallway



uPVC Front entrance door into hallway with carpeted flooring, stairs to first floor and door into....

Lounge 16'3 x 10' max (4.95m x 3.05m max)



Dual aspect lounge with uPVC window to front aspect and walk in uPVC bay to rear. Carpeted flooring, central heating radiator and fire surround with inset gas fire.

Dining Kitchen 23'6 x 8'4 (7.16m x 2.54m)



Modern fitted kitchen with a range of fitted wall and base units, contrasting work surfaces and splashbacks. Range style cooker with extractor over, stainless steel sink/drainers and integrated fridge, freezer and dish washer. Upvc window to front aspect, uPVC side entrance door and tiled flooring which extends into dining area with walk in uPVC bay windows to rear, dining island with storage and central heating radiator.

Downstairs Cloakroom



With low flush concealed cistern wc, hand wash basin, vinyl flooring and uPVC window to side aspect.

First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring, uPVC window to front aspect and loft access hatch.

Bedroom One 11'6 x 11'4 max (3.51m x 3.45m max)



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

En-suite



Spacious en-suite comprising single shower cubicle with mains shower, low flush wc, bidet and hand wash basin. Heated chrome towel rail, tiling to walls and floor and uPVC window to side aspect.

Bedroom Two 8'7 x 10' (2.62m x 3.05m)



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

Bedroom Three 7'4 x 10' max (2.24m x 3.05m max)



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

Bathroom 8'2 x 5'6 (2.49m x 1.68m)



Luxurious family bathroom comprising bath with hand held mixer shower attachment, low flush wc and vanity sink unit. Chrome heated towel rail, tiled walls, laminate flooring, ceiling spot lights and uPVC window to front aspect.

Outside



To the front of the property is a lawned garden populated with mature plants and shrubs whilst to the side of the property is a spacious block paved driveway with wrought iron gates leading to the detached garage. Gate access leads to rear of the property which is block paved for ease of maintenance with fencing to perimeters.

Garage



The detached garage located at the foot of the driveway features an up and over door, electric supply and internal door to rear.

Tenure

The property is Freehold

Council Tax

Council Tax band

Kingston upon Hull City Council

EPC

EPC rating D

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 - Sutton Village

Flood Risk -Very Low

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

Broadband - Basic 8 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

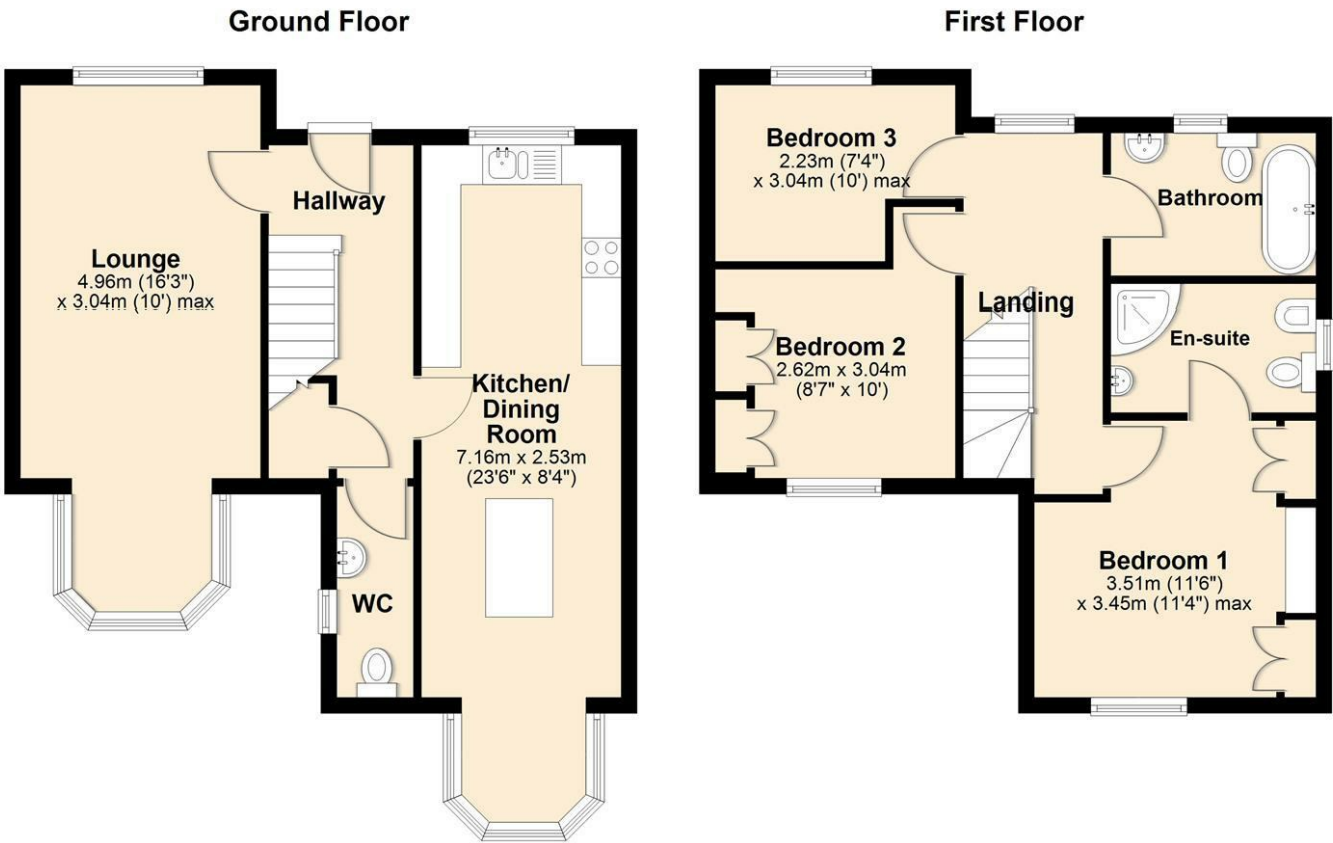
Coalfield or Mining Area - No

Planning - No

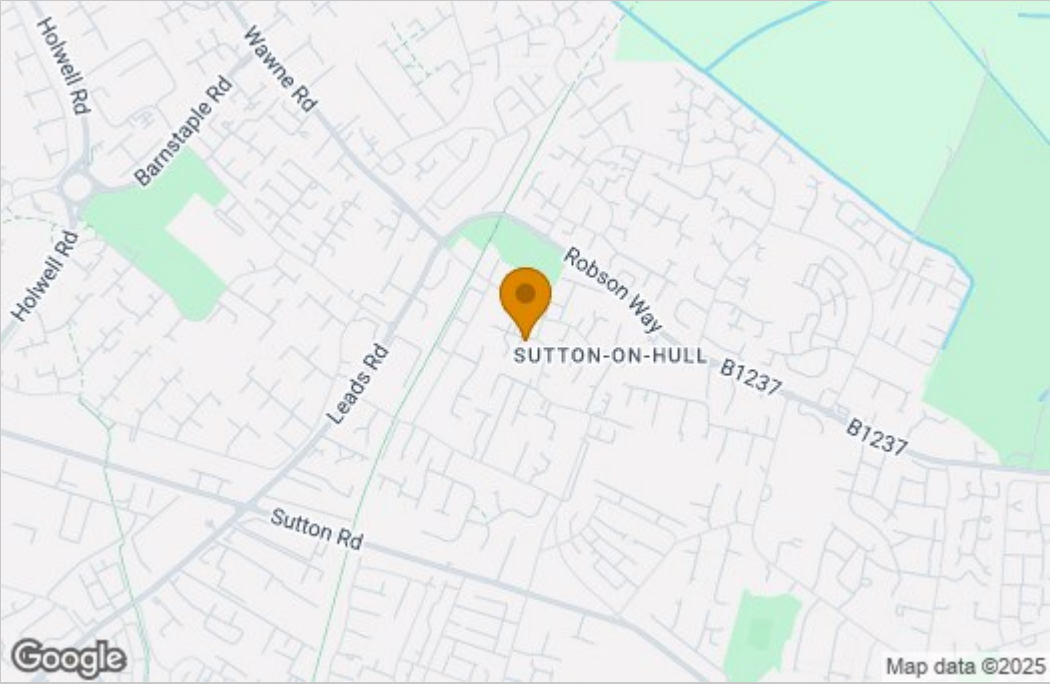
Whitakers Estate Agent Declaration:

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.

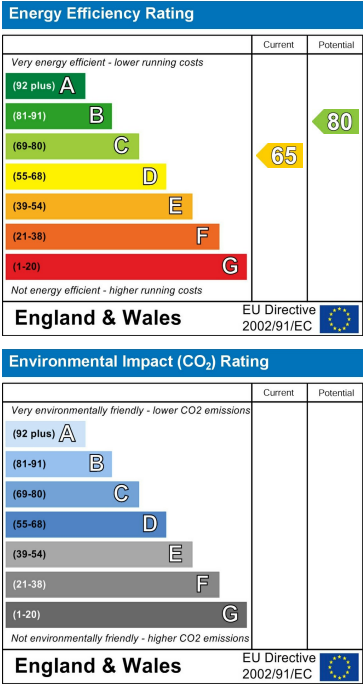
Floor Plan



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.