

Whitakers

Estate Agents



4 Wyntrynham Close, Hull, HU12 8PZ

Guide price £285,000

*** GUIDE PRICE £285,000 - £295,000 ***

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

Located within the popular market town of Hedon on a peaceful cul-de-sac with open outlook to the front, the property is well positioned for local shops and amenities together with highly regarded primary and secondary schools as well as enjoying excellent transport links into the City of Hull and out to the East Coast.

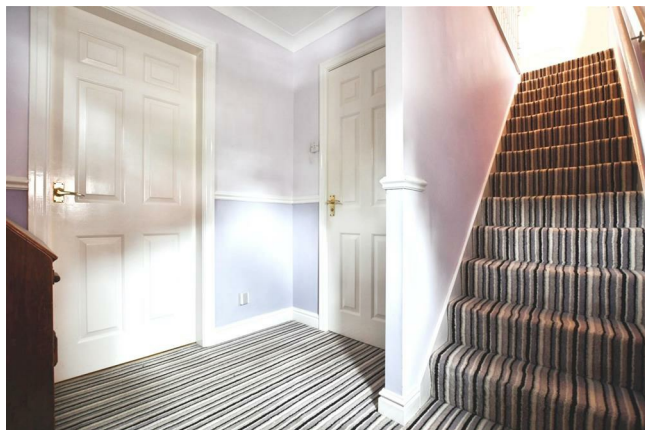
Having been much improved by the current owners, the property briefly comprises; entrance hallway, downstairs cloakroom, through lounge/dining room, modern fitted kitchen with separate utility room and conservatory to the ground floor whilst to the first floor there are 4 bedrooms, the master being en-suite and a modern family bathroom.

Also benefitting from driveway parking for two vehicles, garage and a lovely enclosed rear garden together with gas central heating and uPVC glazing throughout, internal viewing is highly recommended!

LOCATION

The Accommodation Comprises

Entrance Hallway



Composite door into entrance hallway with side uPVC window, carpeted flooring, central heating radiator and stairs to first floor. Door into....

Downstairs Cloakroom



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

Lounge 18'5 x 12' (5.61m x 3.66m)



With uPVC bay window to front aspect, central heating radiator, fireplace with inset living flame gas fire and laminate flooring which extends through to....

Dining Area 11'5 x 9'8 (3.48m x 2.95m)



With uPVC French doors into Conservatory, central heating radiator and door into....

Fitted Kitchen 17'3 x 9'5 (5.26m x 2.87m)



Luxurious contemporary fitted kitchen with a range of white wall and base units and complementary quartz work surfaces and splashbacks. 4 ring NEFF gas hob with extractor over and NEFF electric oven below. Under mount sink with mixer taps over, integrated under counter fridge and NEFF dish washer. Plinth and pelmet lighting, tiled flooring, central heating radiator, uPVC window to rear aspect and door into.....

Utility Room



With tiled flooring, plumbing for washing machine, space for free standing appliances and uPVC door to side aspect.

Conservatory 12'2 x 9'6 (3.71m x 2.90m)



With tiled flooring and uPVC door into rear garden.

First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring, uPVC window to side aspect, storage cupboard and central heating radiator.

Bedroom One 12'3 x 11'6 (3.73m x 3.51m)



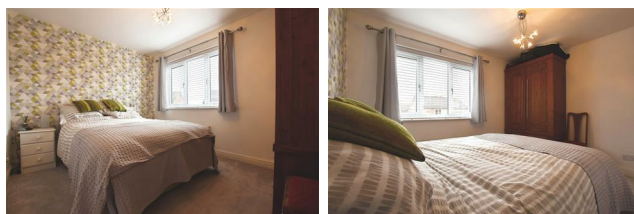
uPVC window to front aspect, fitted sliding wardrobes, carpeted flooring, central heating radiator and door into....

En-suite



Shower cubicle with mains shower, concealed cistern low flush wc and vanity hand wash basin. Heated chrome towel rail, laminate flooring, wall panelling to water sensitive areas and extractor fan.

Bedroom Two 9'3 x 11'6 (2.82m x 3.51m)



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

Bedroom Three 9'4 x 7'10 (2.84m x 2.39m)



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

Bedroom Four 6'8 x 7'10 (2.03m x 2.39m)

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

Bathroom 8'1" x 7'9" max (2.47 x 2.37 max)



Modern bathroom comprising bath with mains shower over and fitted shower screen, concealed cistern low flush wc and vanity hand wash basin. Heated towel rail, laminate tiled floor and fully tiled walls, extractor fan and uPVC window to side aspect.

Garage

Single garage with up and over door, electric supply and door into rear garden. The combi boiler installed around 3 yrs ago is located within the garage.

Outside



The property is located on a peaceful cul-de-sac and is fronted by a small lawned garden with block paved driveway to the side giving off road parking. Side gate gives access to the rear garden which is laid mainly to lawn with mature borders and decked seating area whilst perimeter fencing affords a good level of privacy.

Tenure

The Property is Freehold

Council Tax

Council Tax band D

East Riding of Yorkshire 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 - No

Flood Risk - Very Low

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

Broadband - Basic 15 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

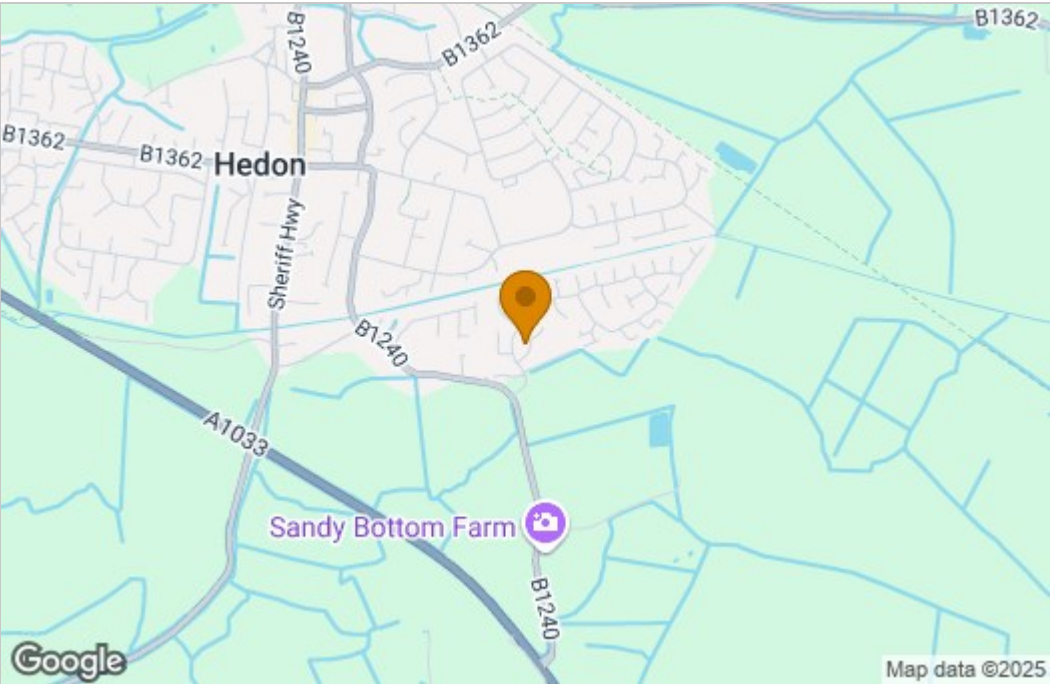
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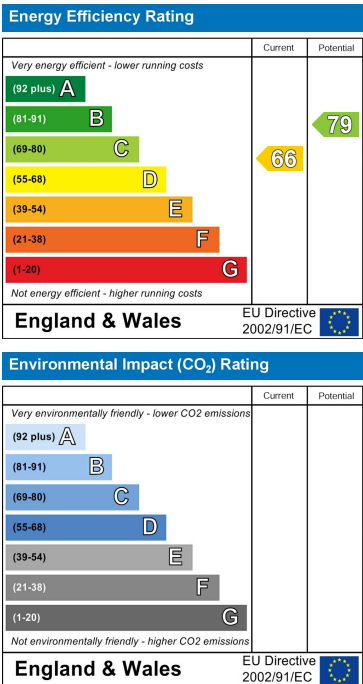
Floor Plan



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.