

Whitakers

Estate Agents



33 Hampstead Gardens, Hull, HU7 3LB

Asking Price £360,000

Whitakers are proud to present the outstanding 5 bedroom Executive Detached family home to the market!

Situated on exclusive Hampstead Gardens within the ever popular Kingswood development, well positioned for the range of retail and leisure facilities of Kingswood Retail Park as well as being just a short walk from The Village Green, the property is also ideally situated for highly regarded Primary and Secondary schools!

Entering the property, the spacious entrance hallway leads to the relaxing front facing lounge whilst to the rear of the property is the stunning living/kitchen/dining room, perfect for entertaining and family living! A handy separate utility room and downstairs cloakroom complete the ground floor whilst the staircase from the entrance hallway leads to the first floor!

Boasting an impressive five double bedrooms, the master featuring a 4 piece en-suite for added luxury, while a Jack and Jill bathroom connects two of the bedrooms, offering additional convenience. The remaining two bedrooms are serviced by a 4 piece family bathroom ensuring comfort and convenience!

Externally, the double garage is fronted by a private driveway whilst the spacious landscaped rear garden with summer house is perfect for outdoor living!

Offering perfect accommodation for the growing family and immaculately presented throughout, internal viewing is essential to appreciate the scale and standard of the accommodation that this outstanding home offers!

The Accommodation Comprises

Entrance Hallway



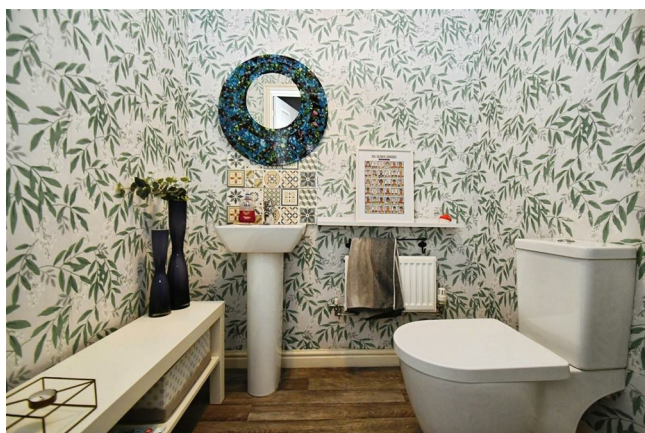
Composite front entrance door into welcoming hallway with uPVC window to side, central heating radiator, vinyl flooring and under stair storage cupboard.

Lounge 16'10 x 12' (5.13m x 3.66m)



Spacious lounge with uPVC window to front aspect, carpeted flooring, two central heating radiators and feature fireplace.

Downstairs Cloakroom



Well appointed cloakroom featuring low flush wc, hand wash basin, central heating radiator, vinyl flooring and extractor fan.

Kitchen/Dining/Living Room 10'10 x 36'10 (3.30m x 11.23m)



The open plan Kitchen/Dining/Living Room features a range of fitted wall and base units with contrasting work surfaces and tiled splashbacks. Integrated electric oven with gas hob and overhead extractor fan and stainless steel sink/drainers with mixer taps. Integrated dish washer and fridge freezer, breakfast bar, uPVC

window to rear aspect and vinyl flooring which continues into the spacious dining/seating area with two central heating radiators and twin uPVC French doors into rear garden.

Utility Room 5'5 x 7'6 (1.65m x 2.29m)



Fitted base units with contrasting work surfaces and splashbacks, stainless steel sink/drainers and plumbing for under counter washing machine and tumble drier. Composite entrance door to side of property.

First Floor Landing



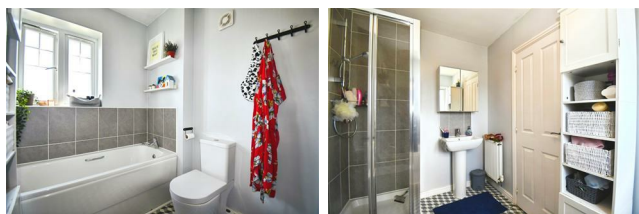
Staircase from entrance hallway to the spacious first floor landing with uPVC window to front aspect, carpeted flooring and two storage cupboards.

Bedroom One 16'6 x 15'7 (5.03m x 4.75m)



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

En-suite 9' x 6'3 (2.74m x 1.91m)



4 piece en-suite comprising panel bath, shower cubicle with mains shower, low flush wc and hand wash basin. Vinyl tiled flooring, wall tiling to water sensitive areas, extractor fan, central heating radiator and uPVC window to front aspect.

Bedroom Two 9'10 x 12'10 (3.00m x 3.91m)



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

Jack and Jill Bathroom 6'7 x 9'2 (2.01m x 2.79m)



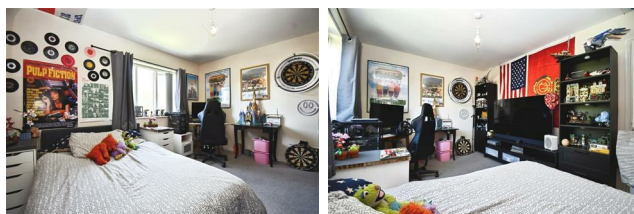
Shower cubicle with electric shower, low flush wc and hand wash basin. Vinyl flooring, wall tiling to water sensitive areas, central heating radiator, extractor fan and uPVC window to side aspect. Second internal door leads to.....

Bedroom Three 10'3 x 12'10 (3.12m x 3.91m)



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

Bedroom Four 9'10 x 13'4 (3.00m x 4.06m)



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

Bedroom Five 9'10 x 10' (3.00m x 3.05m)



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

Family Bathroom 9'2 x 7' (2.79m x 2.13m)



4 piece suite comprising panel bath, single shower cubicle with mains shower, low level w/c and pedestal hand wash basin. Vinyl flooring, wall tiling to water sensitive areas, central heating radiator, extractor fan and uPVC window to side aspect.

Double Garage

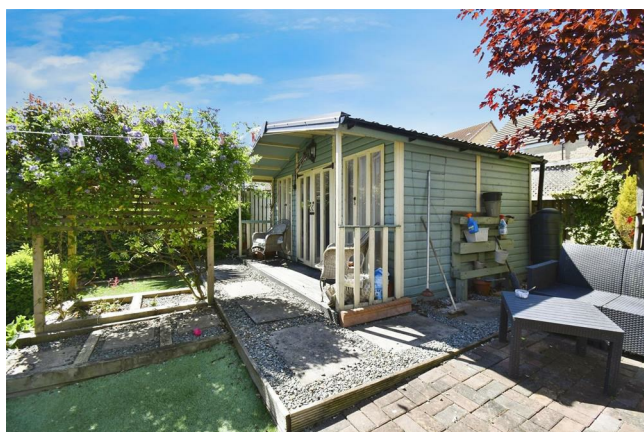
Approached via block paved driveway with two up and over doors and power supply.

Outside



To the front of the property is a block paved driveway providing off road parking together with a lovely rockery style garden populated by mature plants, shrubs and trees. Side access leads to the lovely rear garden with artificial lawn, paved and block paved patio areas providing ample space for outdoor living and entertaining together with a variety of mature beds and borders, pergola and summerhouse'

Summer House



A versatile space with electric supply, perfect for children, entertaining or home working!

Tenure

The property is Freehold

Council Tax

Council Tax band F

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 - Very Low

Mobile Coverage/Signal - EE, Vodafone, O2

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

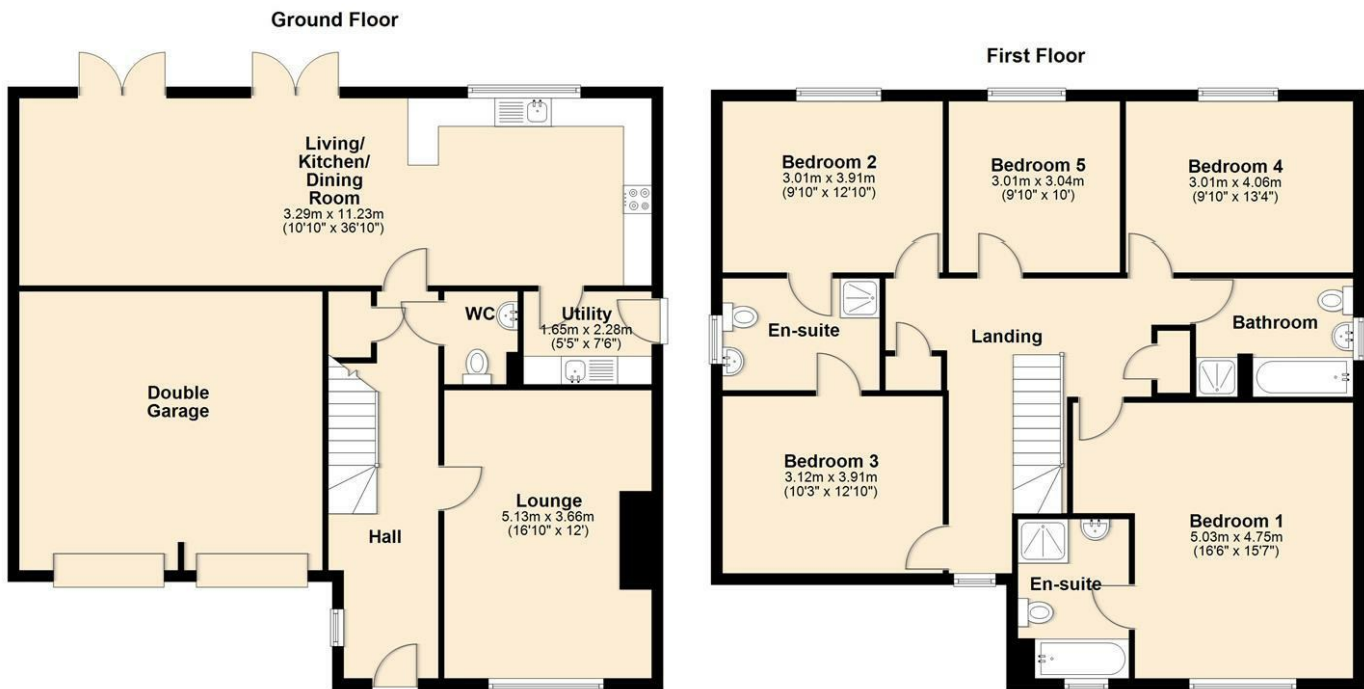
Coalfield or Mining Area - No

Planning - Non 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.

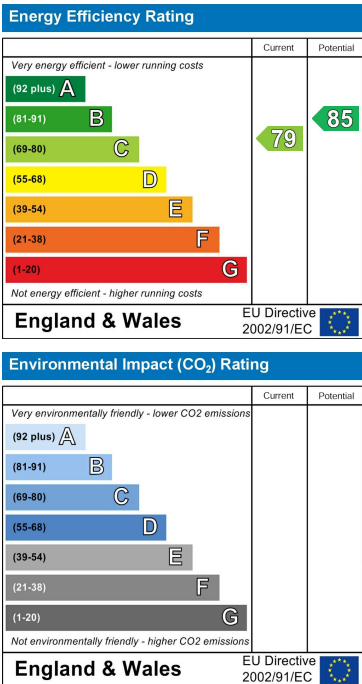
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.