

Whitakers

Estate Agents



78 Crane Road, Hull, HU7 3FW

Guide price £280,000

*** GUIDE PRICE £280,000 - £290,000 ***

Whitakers are delighted to bring this immaculately presented 4 bedroom detached family home to the market.

Located in an enviable position on a quiet cul-de-sac within the ever popular Kingswood development enjoying open views to the front, the property would be ideal for established and growing families alike!

Constructed in 2019 by the highly regarded local house builder Beal Homes, the property is also well positioned for the retail and leisure facilities of both Kingswood Retail Park and the Village Green together with highly regarded primary and secondary schools.

Briefly comprising; entrance hall, lounge, dining kitchen, utility room and downstairs cloakroom to the ground floor whilst to the first floor there are 4 double bedrooms, the master being en-suite together with a family bathroom.

Having the additional benefit of driveway parking for two cars, garage and a lovely low maintenance rear garden together with gas central heating and uPVC double glazing throughout, internal inspection is highly recommended!

The Accommodation Comprises

Entrance Hall



Composite door into entrance hall with carpeted flooring, central heating radiator and stairs to first floor.

Lounge 15'10 x 10'7 (4.83m x 3.23m)



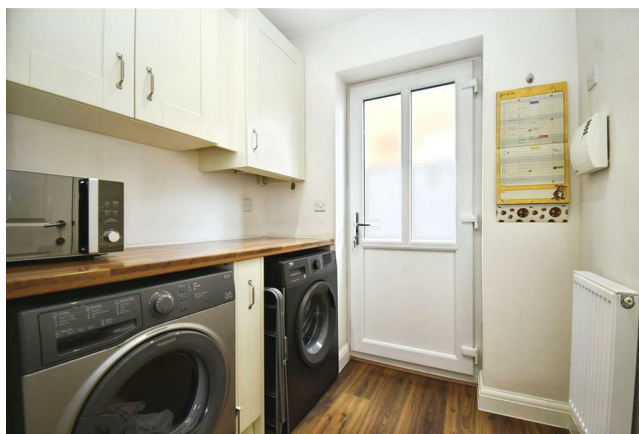
uPVC window to front aspect, laminate flooring, central heating radiator and under stair cupboard.

Dining Kitchen 10'3 x 18' (3.12m x 5.49m)



With a range of fitted wall and base units, contrasting work surfaces and tiled splash backs. 4 ring gas hob with extractor over and electric fan oven below. Composite 1 1/2 bowl sink drainer, integrated dish washer, space for American style fridge freezer, breakfast bar, laminate flooring, space for family dining, central heating radiator, uPVC window and French doors into garden and internal door into...

Utility Room 6'4 x 5'6 (1.93m x 1.68m)



With fitted wall and base units with contrasting work surfaces, laminate flooring, plumbing for automatic washing machine and drier, central heating radiator, uPVC door to side aspect and internal door into....

Downstairs Cloakroom



With low flush wc, hand wash basin, heated towel rail, tiled flooring, part tiled walls and uPVC window to rear aspect.

First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring, central heating radiator and loft access hatch.

Bedroom One 16'9 x 9'5 (5.11m x 2.87m)



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

En-suite



Ensuite comprising shower cubicle with mains shower over, low flush wc and hand wash basin. Vinyl flooring, part tiled walls, heated towel rail and uPVC window to side aspect.

Bedroom Two 9'9 x 12'2 (2.97m x 3.71m)



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

Bedroom Three 7'10 x 12'4 (2.39m x 3.76m)



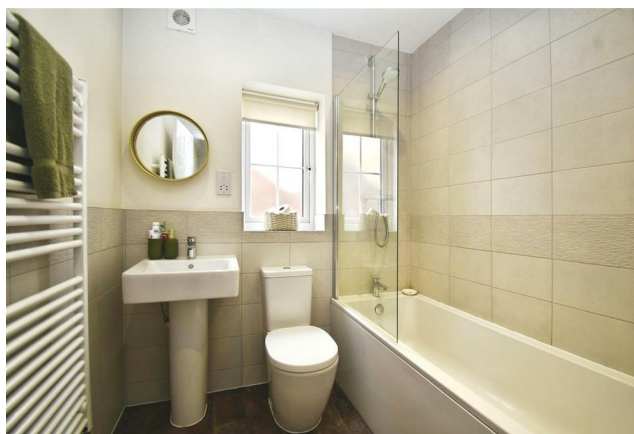
With uPVC window to rear aspect, carpeted flooring, fitted sliding wardrobes, central heating radiator

Bedroom Four 7'10 x 11'2 (2.39m x 3.40m)



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

Family Bathroom



Panel bath with mains shower over and fitted shower screen, low flush wc and hand wash basin. Vinyl flooring, part tiled walls, heated towel rail, extractor fan and uPVC window to side aspect.

Garage

The integral garage features a front roller door and full electric supply.

Outside



The property is situated on a private cul-de-sac with open front aspect. To the front of the property is a block paved driveway leading to the garage and providing off road parking for two vehicles together with a lawned garden with mature plants trees and shrubs. Gate access to both sides leads to the lovely low maintenance rear garden with porcelain tiled patio and paving, artificial lawn and raised borders. There is a handy fenced bin storage area whilst timber perimeter fencing gives a good level of privacy.

Tenure

The property is Freehold

Council Tax

Council Tax band D

Kingston upon Hull City Council

EPC

EPC rating B

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 - Ultrafast 1000 Mbps

Coastal Erosion - No

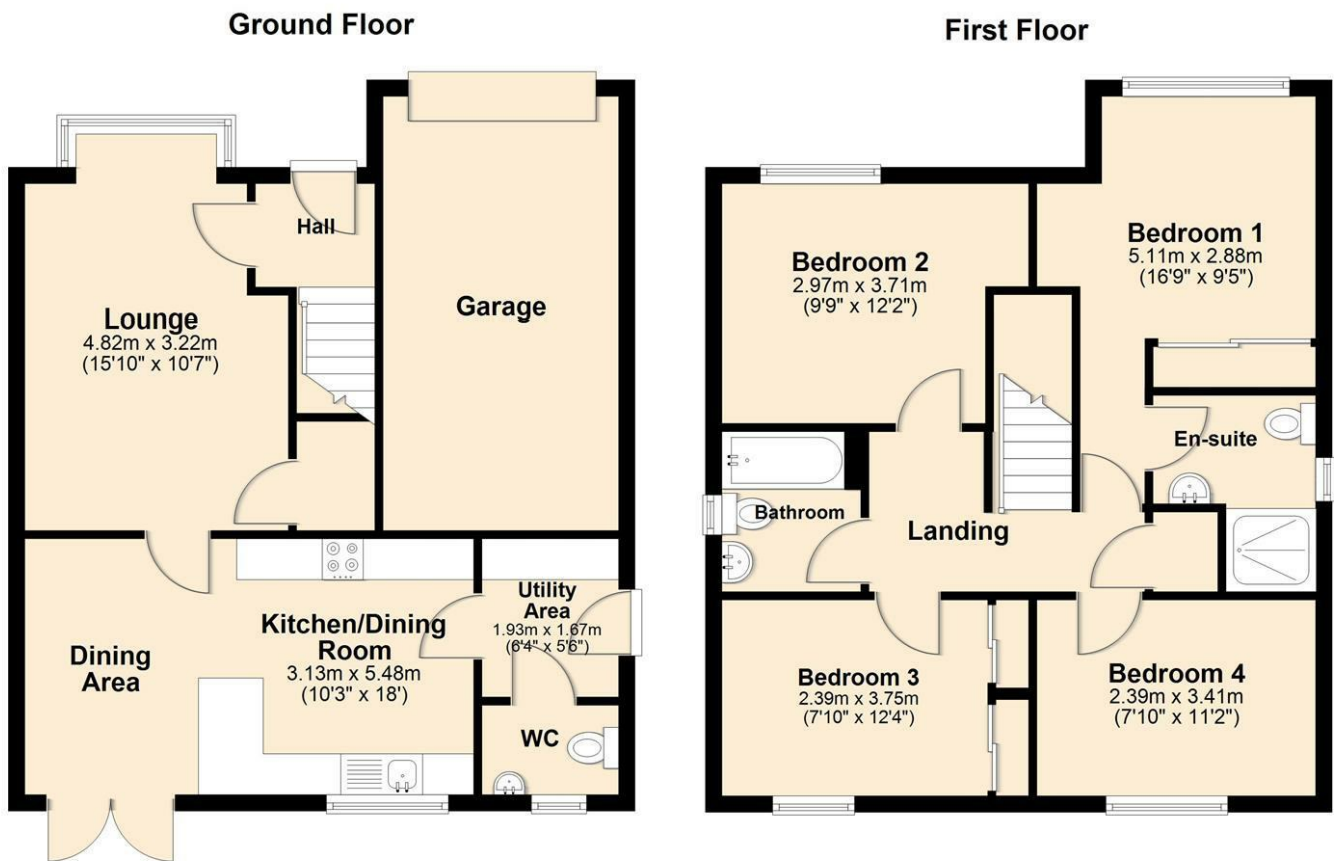
Coalfield or Mining Area - No

Planning - No

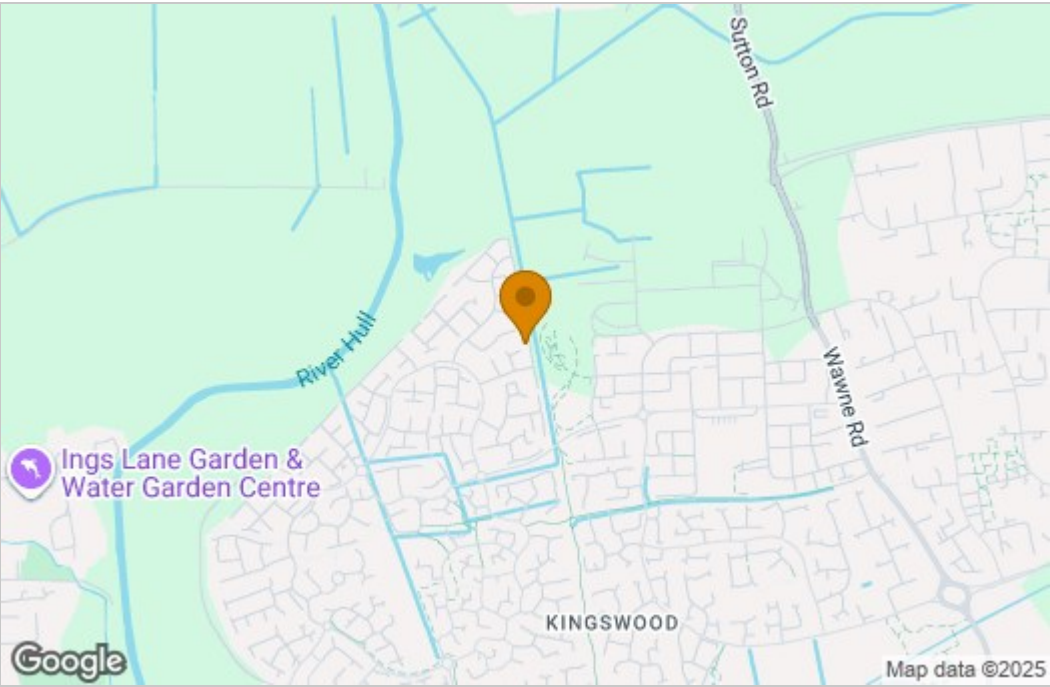
Whitakers Estate Agent Declaration:

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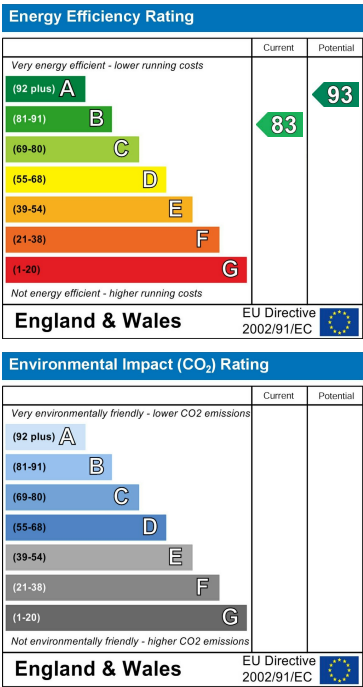
Floor Plan



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.