

Whitakers

Estate Agents



35 Kildale Close, Hull, HU8 9NW

Guide price £260,000

*** GUIDE PRICE £260,000 - £270,000 ***

An IMPRESSIVE DETACHED FAMILY HOME, enjoying an elevated Cul De Sac position, an enviable setting, adorned with beautiful mature trees, creating a stunning backdrop to the wrap around gardens.

Loved by the same family for over 40 years, this fabulous home offers well proportioned accommodation for the family to grow into. The front entrance door opens to welcome you in to view. The comfortable LOUNGE has a feature fireplace and French doors opening to the DINING ROOM, adjoining the BREAKFAST KITCHEN and CONSERVATORY, creating a lovely space for entertaining family & friends.

To the first floor is the family SHOWER/ bathroom with white suite and a large walk in shower cubicle. There are FOUR BEDROOMS, three of which have fitted wardrobes whilst the other is currently used as the home office/Study.

There is a PRIVATE DRIVEWAY, providing ample OFF ROAD PARKING and access to the detached GARAGE.

The spectacular gardens are just breath-taking, lovingly tended lawn with an array of colourful plantings and mature shrubbery that wrap around the property with several seating areas, a wonderful outdoor space for all the family to enjoy!

Situated on the popular Howdale Road development, just a stroll away from all the amenities that Sutton Village has to offer, this Four Bedroom Detached House ticks all of the boxes for the growing family.

Accommodation Comprising

Entrance & Hallway

A contemporary, composite front entrance door opens to welcome you in to view this fabulous family home. Feature staircase takes you up to the first floor. Door open to the Lounge. Breakfast Kitchen and ground floor W.C. Laminate flooring and radiator.

Ground Floor W.C. 4'5" x 4'0" (1.36 x 1.22)

Ground floor W.C with low level toilet and vanity wash basin. Double glazed window and radiator.

Lounge 14'10" x 13'1" (4.54 x 4.00)



A comfortable living room with double glazed bay window to front elevation and French Doors opening to the Dining room . Feature fireplace with living flame effect fire, providing a cosy ambience in the winter months. French doors open to the dining room.

Conservatory 11'1" x 8'9" (3.40 x 2.68)



Bi fold doors open from the dining room to the conservatory, Upvc construction with poly carbonate roof and double doors opening to the garden.

Breakfast Kitchen 11'9" x 9'0" (3.6 x 2.75)



A range of fitted units to base and walls with attractive display cabinets and sparkling work surface incorporating the breakfast bar. Ceramic sink with mixer tap and drainer. Built in oven and ceramic hob with extractor unit above. Two double glazed windows to side and rear elevation with double glazed door taking you out to the rear garden. Laminate flooring and radiator.

Dining Room 12'4" x 11'1" (3.78 x 3.4)



A light and airy dining room adjoining the breakfast kitchen with Bi fold doors opening to the conservatory, creating a lovely room to entertain family & friends.

Bedroom One 13'6" x 10'7" (4.12 x 3.25)



A generously proportioned double bedroom with a range of mirrored sliding wardrobes. Double glazed window to front elevation and radiator.

Bedroom Two 10'7" x 10'2" (3.25 x 3.12)



A double bedroom with mirrored sliding wardrobes. Double glazed window and radiator.

Bedroom Three 10'7" x 9'5" (3.25 x 2.89)



A single bedroom, currently used as the home office/ study. Useful storage cupboard, radiator and double glazed window.

Bedroom Four 9'5" x 7'1" (2.89 x 2.18)



A single bedroom with a range of fitted wardrobes. Double glazed window and radiator.

Shower/ Bathroom 6'3" x 6'1" (1.91 x 1.86)



Fully tiled shower/ bathroom with large, walk in shower cubicle, pedestal wash basin and low level W.C. Chrome towel heater and double glazed obscure window.

Gardens



The spectacular, wrap around gardens are just breath-taking with beautiful mature trees adorning the boundaries, creating a spectacular back drop to this wonderful outdoor space. Mainly laid to lawn with several seating areas and a pretty water feature, a lovely space for all the family to enjoy .

Garage & Driveway

A private driveway provides ample off road parking and leads to the detached, brick built garage with power and light provided.

Tenure

Tenure is Freehold

Council Tax Band

Hull City Council Tax Band D

EPC Rating

EPC rating to be confirmed.

Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage/Signal - Vodafone, EE and Three Okay

Broadband - Basic 5 Mbps/ Superfast 58 Mbps/

Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

Additional Services:

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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.

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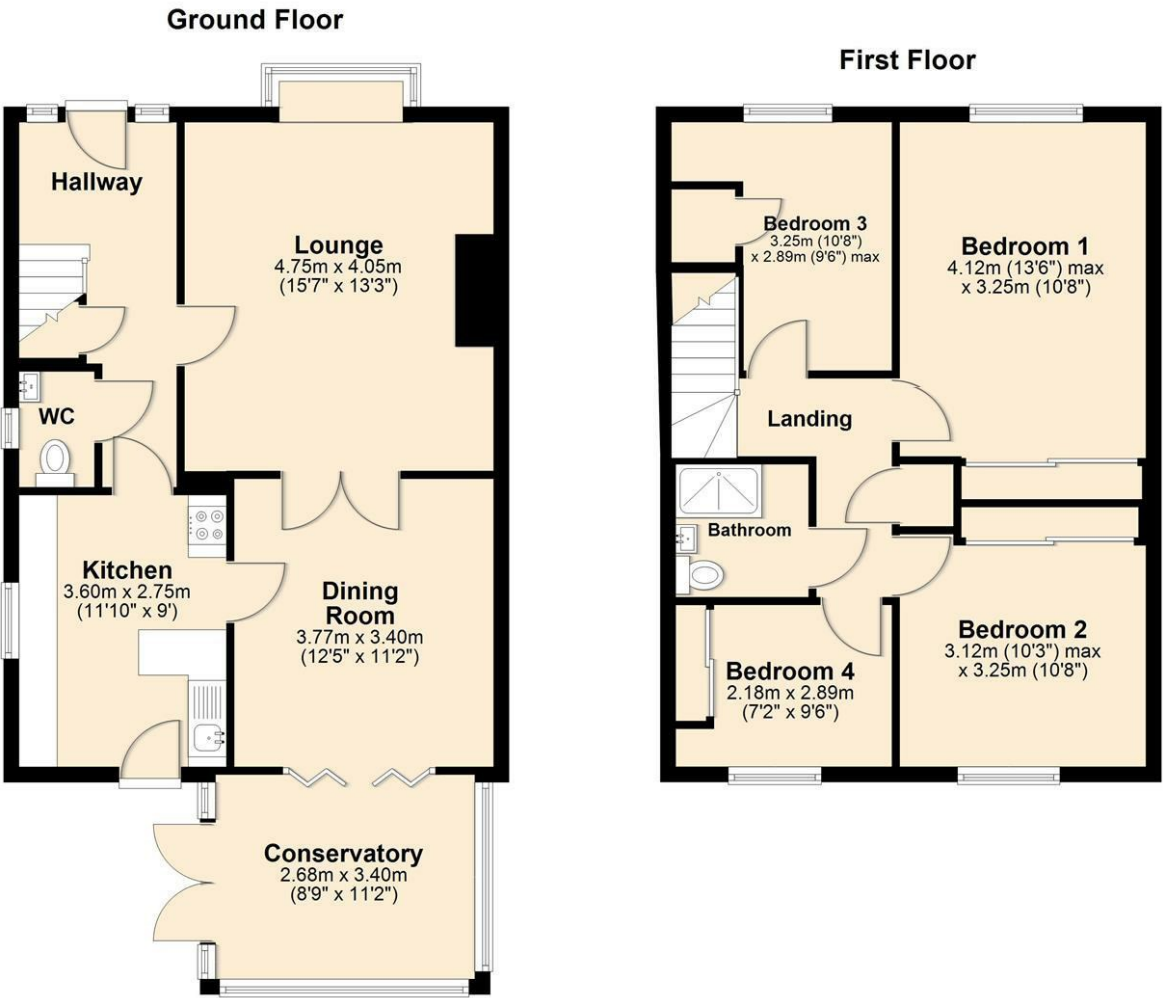
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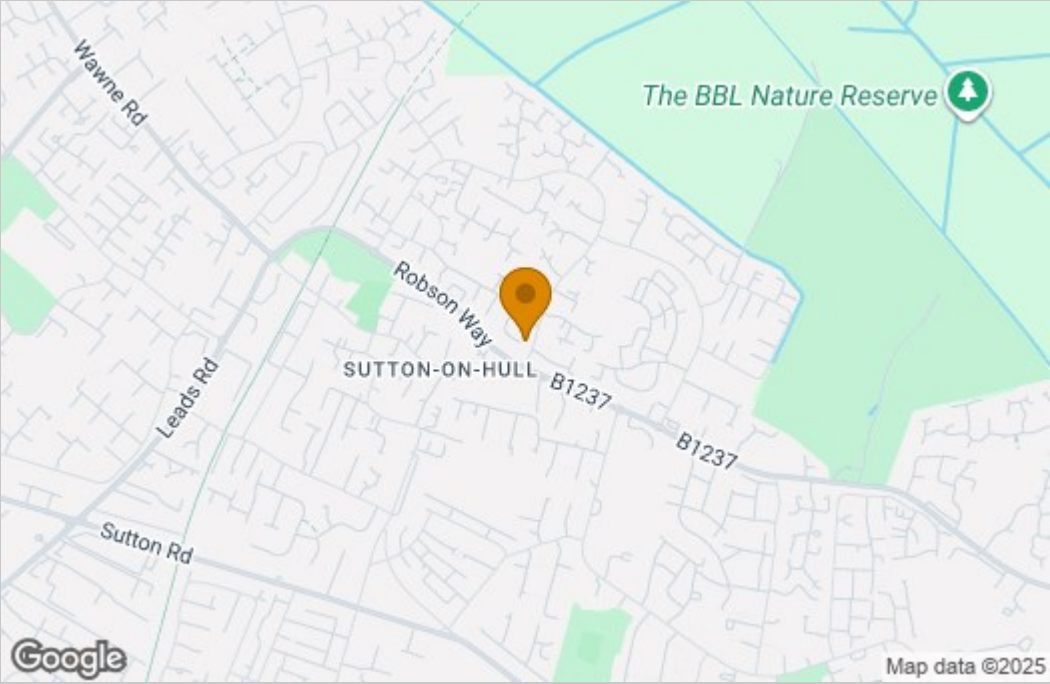
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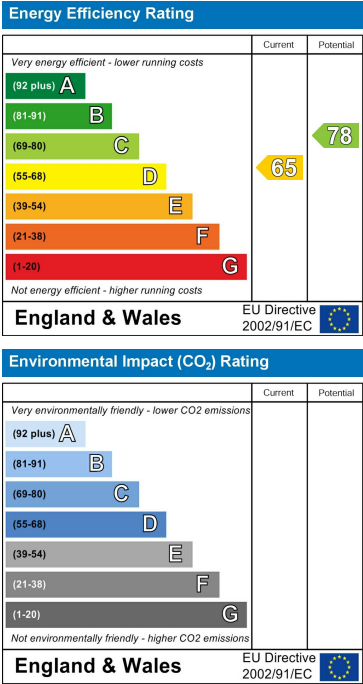
Floor Plan



Area Map



Energy Efficiency Graph



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