

# Whitakers

Estate Agents



## 80 Hornscroft Park, Hull, HU7 3GS

**Asking Price £220,000**

Whitakers are delighted to bring this spacious 4 bedroom semi-detached townhouse to the market.

Situated on the ever popular Kingswood development, well positioned for the wealth of retail and leisure facilities available at Kingswood Retail Park as well as highly regarded primary and secondary schools, this spacious and versatile property is ideal for the growing family!

Having been much improved by the current owner and stylishly presented throughout, the property briefly comprises; entrance hallway, downstairs cloakroom, bedroom and utility room together with the integral garage to the ground floor whilst the first floor living area is home to a spacious lounge and recently fitted modern kitchen/diner.

Stairs from the first floor landing lead to the second floor where there are 3 additional bedrooms, the master with modern en-suite together with a family bathroom.

With integral garage and driveway parking to the front and a private rear garden together with gas central heating and uPVC double glazing throughout, internal viewing is recommended to appreciate the space and versatility of the accommodation available!

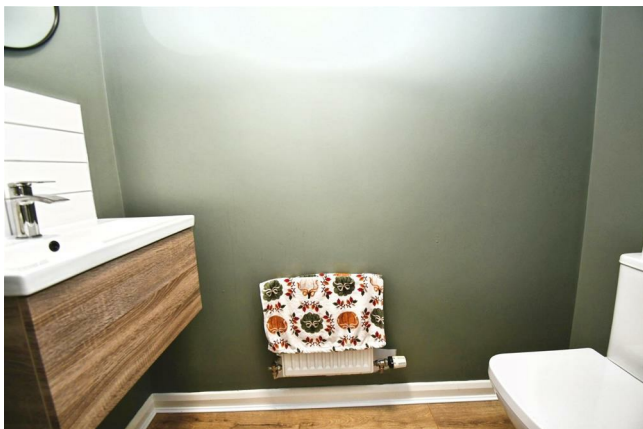
## The Accommodation Comprises

### Entrance Hallway



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

### Downstairs Cloakroom



Recently modernised downstairs cloakroom comprising low flush wc and vanity hand wash basin, laminate flooring, central heating radiator and extractor fan.

### Bedroom Four/Games Room 11' x 9'1 (3.35m x 2.77m)



Versatile room with carpeted flooring, central heating radiator and uPVC French doors into rear garden

### Utility Room 7'2 x 6'7 (2.18m x 2.01m)



Modern utility room fitted with wall and base units and contrasting work surfaces with tiled splashbacks. Plumbing for automatic washing machine and dryer, laminate flooring, central heating radiator and uPVC door into rear garden.

### Lounge 17'2 x 16'2 (5.23m x 4.93m )



The spacious Lounge/Dining room features uPVC French doors with Juliette balcony and uPVC window to front aspect, carpeted flooring and two central heating radiators.

### Kitchen/Diner 16'2 x 11' (4.93m x 3.35m)



Recently installed Kitchen/Diner featuring a range of fitted wall and base units with contrasting work surfaces and tiled splashbacks. 4 ring gas hob with extractor over and electric fan oven below, 1 1/2 bowl composite sink and integrated fridge/freezer and dish washer. Laminate flooring, space for dining table, central heating radiator and two uPVC windows to rear aspect.



## Second Floor Landing



Stairs from first floor landing to second floor landing with carpeted flooring and storage cupboard.

## Bedroom One 11'3 x 11'3 (3.43m x 3.43m )



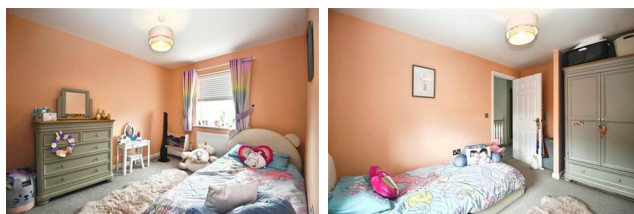
With uPVC window to front aspect, carpeted flooring, fitted wardrobes and central heating radiator. Internal door into....

## Ensuite 9'3 x 5'5 (2.82m x 1.65m)



Modern recently installed ensuite shower room comprising double walk-in shower with glazed screen and dual head mains shower, low flush wc and vanity hand wash basin. Heated towel rail, laminate flooring, wall tiling to water sensitive areas, extractor fan and uPVC window to front aspect.

## Bedroom Two 12' x 8'6 (3.66m x 2.59m)



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

## Bedroom Three 7'9 x 7'5 (2.36m x 2.26m)



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

## Family Bathroom 6'10 x 6'6 (2.08m x 1.98m)



Panel bath with mixer shower attachment, low flush wc and hand wash basin. Laminate flooring, part tiled walls, central heating radiator and extractor fan.

## Garage

The integral garage has an up and over door, electric supply and lighting and connecting internal door into the entrance hallway.

## Outside



To the front of the property is a lawned garden and driveway parking fronting the integral garage. Side gate access leads to the rear garden which is laid mainly to lawn with paved patio seating area and timber fencing to perimeters.

## Tenure

The property is Freehold

## Council Tax

Council Tax band D

Kingston upon Hull City Council

## EPC

EPC rating C

## Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Basic 6 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

## 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.

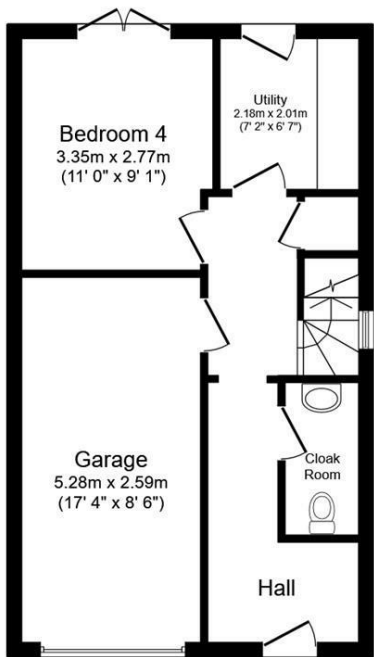
## Free Market Appraisals/Valuations

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.

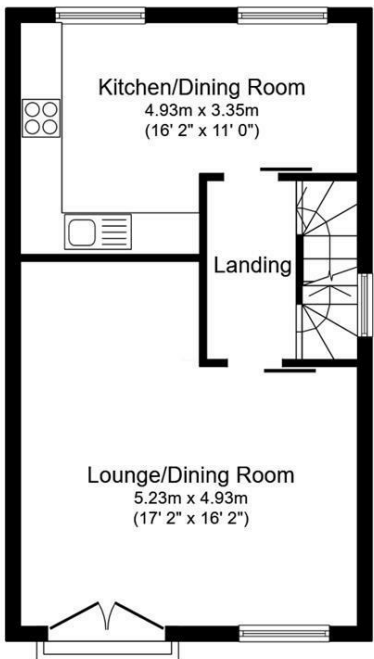
## Whitakers Estate Agent Declaration:

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.

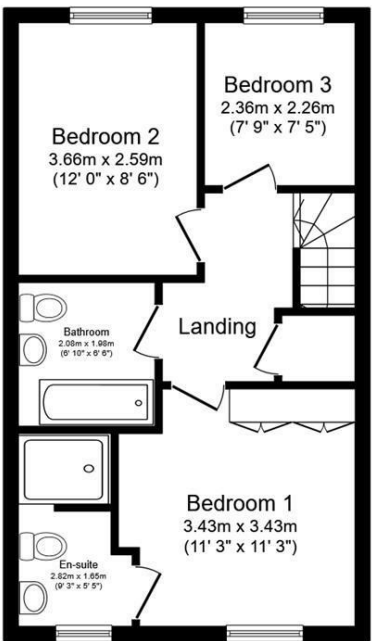
Floor Plan



Ground Floor  
Floor area 42.6 sq.m. (458 sq.ft.)



First Floor  
Floor area 42.6 sq.m. (458 sq.ft.)

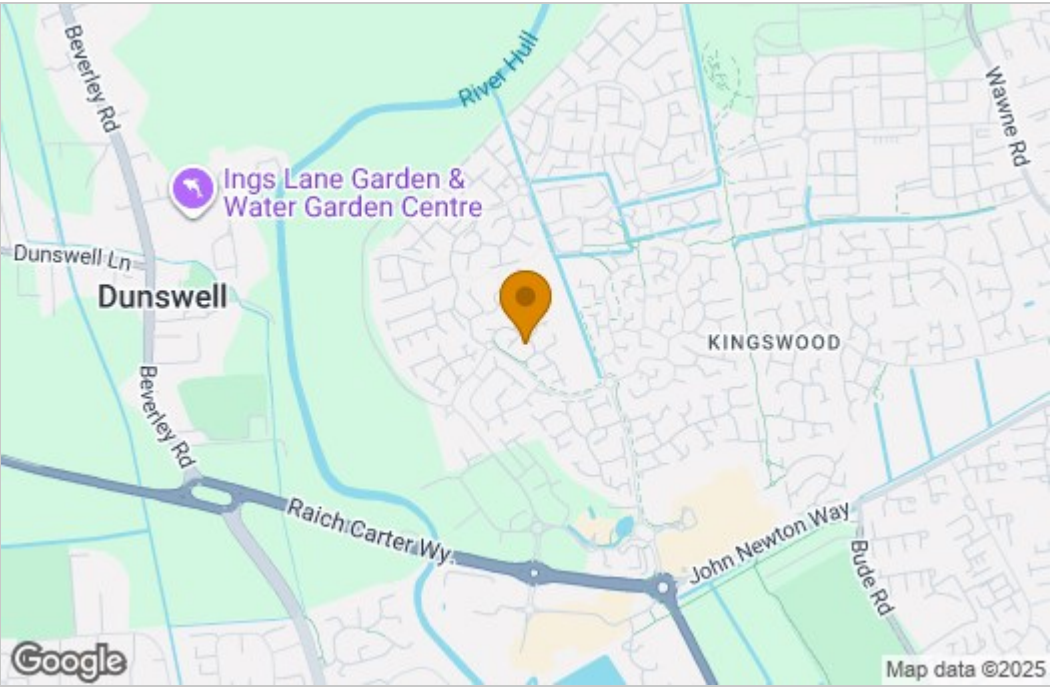


Second Floor  
Floor area 42.6 sq.m. (458 sq.ft.)

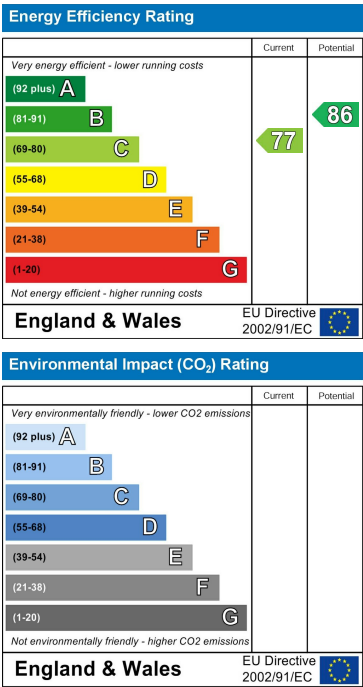
Total floor area: 127.8 sq.m. (1,375 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Area Map



Energy Efficiency Graph



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