

Whitakers

Estate Agents



4 Runnymede Lane, Hull, HU7 3AD

Offers Around £400,000

Whitakers are delighted to offer this immaculately presented 5 bedroom Executive Detached family home to the market!

Arranged over three floors, the property offers outstanding, versatile and flexible family accommodation in a popular and sought after location. Ideally positioned for Kingswood Retail Park with the range of shops and leisure facilities on offer as well as the ever popular Village Green and highly regarded primary and secondary schools, the property also enjoys excellent transport links around the City.

Being ideal family accommodation, the property briefly comprises; entrance hallway with downstairs cloakroom, through lounge, study, modern fitted kitchen, dining room and utility room to the ground floor whilst the first floor houses the stunning master suite with dressing area and luxurious en-suite bathroom together with 2 further bedrooms, one also being en-suite, together with a family bathroom. Stairs from the first floor lead to the spacious second floor landing with two further bedrooms and modern shower room.

Also benefitting from fully powered detached double garage and off road parking for multiple vehicles, private rear garden with brick built barbeque and air conditioned summerhouse/bar together with gas central heating and UPVC double glazing.

Properties of this style and scale seldom become available hence internal viewing is highly recommended to fully appreciate the scale and versatility of the accommodation on offer!

The accommodation comprises

Entrance Hallway



Composite door into entrance hallway with Amtico flooring (23 yrs warranty remaining), stairs to first floor, under stair storage and separate storage cupboard.

Lounge 21'6 x 11'9 (6.55m x 3.58m)



Through lounge with carpeted flooring, central heating radiators, UPVC front bay window and French doors to rear garden.

Dining Room 10'8 x 9'3 (3.25m x 2.82m)



Currently used as a study with carpeted flooring, central heating radiator and UPVC bay window to front aspect.

Kitchen 11'9 x 10'8 (3.58m x 3.25m)



With a range of fitted wall, tower and base units, contrasting Quartz work surfaces and tiled splash backs. 5 ring gas hob with electric double oven below and extractor fan over. Under mounted 1 1/4 bowl sink with mixer taps over, integrated fridge freezer and dish washer. Tiled flooring, ceiling spot lights and UPVC window to side aspect. Opens through to....

Family Room 10'6 x 10'4 (3.20m x 3.15m)



With Amtico flooring (23 yrs warranty remaining), central heating radiator, UPVC window and French doors to rear garden.

Utility Room 6' x 6'9 (1.83m x 2.06m)



Fitted wall and base units with contrasting work surfaces and tiled splash backs. Stainless steel sink unit, plumbing for automatic washing machine and space for tumble drier, wall mounted combi-boiler and exterior door to rear garden.

Downstairs Cloakroom 5' x 3'2 (1.52m x 0.97m)



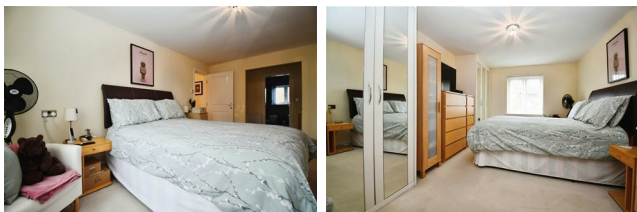
With tiled flooring, low flush wc, hand wash basin and central heating radiator.

First Floor Landing



Stairs from Entrance hallway, to first floor landing with carpeted flooring and stairs to second floor rooms.

Master bedroom 16'2 x 10'9 (4.93m x 3.28m)



Stunning master bedroom with carpeted flooring, UPVC window to front aspect, central heating radiator and fitted wardrobes. Opens through to...

Dressing Room 10'9 x 6'3 (3.28m x 1.91m)



With fitted wardrobes to both walls and carpeted flooring. Internal door into.....

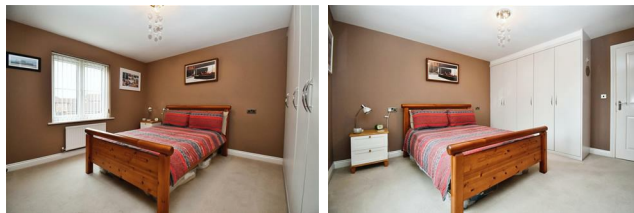
Master en-suite bathroom 10'6 x 10'9 (3.20m x 3.28m)



Amazing spacious en-suite bathroom fitted with bath and double shower cubicle with mains

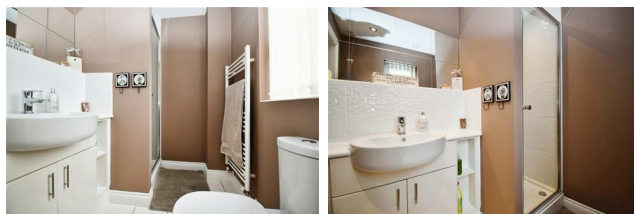
shower. Jack and Jill hand wash basins housed in vanity units, low flush wc and heated towel rail. Solid vinyl tile bathroom flooring, storage cupboard, wall tiling to water sensitive areas and UPVC window to rear aspect

Bedroom Two 12'9 x 11'8 (3.89m x 3.56m)



Second double bedroom with carpeted flooring, UPVC window to front aspect, fitted wardrobes and central heating radiator.

Bedroom Two en-suite 6'9 x 5'8 (2.06m x 1.73m)



Tiled single shower cubicle with mains shower, low flush wc and hand wash basin housed in vanity unit. Heated towel rail, tiled flooring, ceiling spot lights and UPVC window to front aspect.

Bedroom Three 8'7 x 11'8 max (2.62m x 3.56m max)



Currently used as a craft room with carpeted flooring, central heating radiator and UPVC window to rear aspect.

Family Bathroom 5'8 x 6'9 (1.73m x 2.06m)



Panel bath with mixer taps, low flush wc and hand wash basin housed in vanity unit. Tiled flooring, wall tiling to water sensitive areas, central heating radiator and UPVC window to rear aspect.

Second Floor Landing



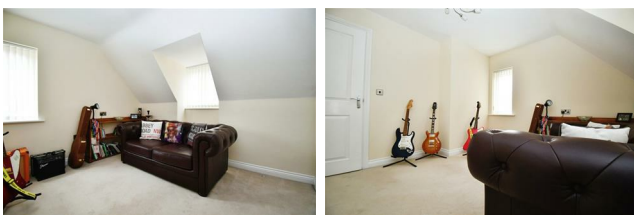
Stairs to spacious second floor landing with carpeted flooring, velux window and storage cupboard.

Bedroom Four 17'9 x 11'10 (5.41m x 3.61m)



Dual aspect bedroom with UPVC bay window to front and velux window to rear, carpeted flooring and two central heating radiators.

Bedroom Five 11'11 x 10'10 (3.63m x 3.30m)



With UPVC windows to front and side aspect, carpeted flooring, central heating radiator and storage cupboard.

Shower room 7'9 x 5'4 (2.36m x 1.63m)



Modern shower room fitted with tiled double shower cubicle with mains shower, low flush wc and hand wash basin housed in vanity unit. Tiled flooring and velux window to rear aspect.

Outside



To the front of the property is a fenced courtyard garden whilst to the rear is a private enclosed garden laid mainly to lawn with paved patio and brick built barbecue. To the rear of the garden is an air-conditioned summer house/bar together with rear gate access and door into the double garage which is fronted by driveway parking for up to three vehicles..

Double Garage

Detached double garage with twin remote control electric doors, 7 kw electric vehicle charger, full power supply and boarded roof space giving additional storage.

Tenure

The property is Freehold

Council Tax

Council Tax band F

Kingston upon Hull City Council

Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 18 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - Non specific to the property

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.

Whitakers Estate Agent Declaration:

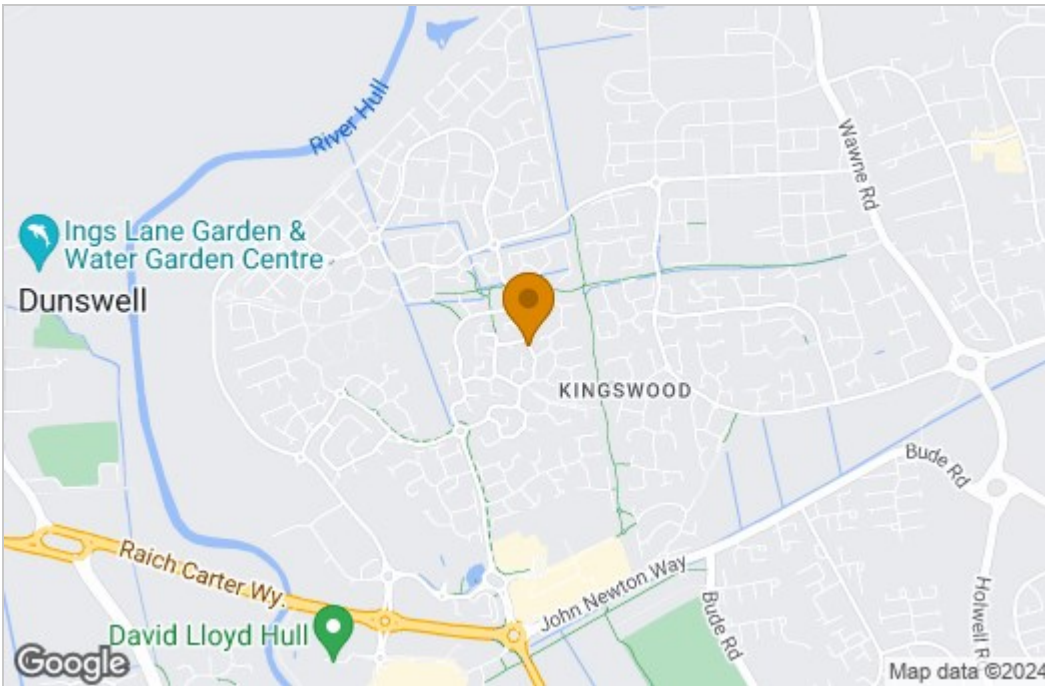
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Floor Plan

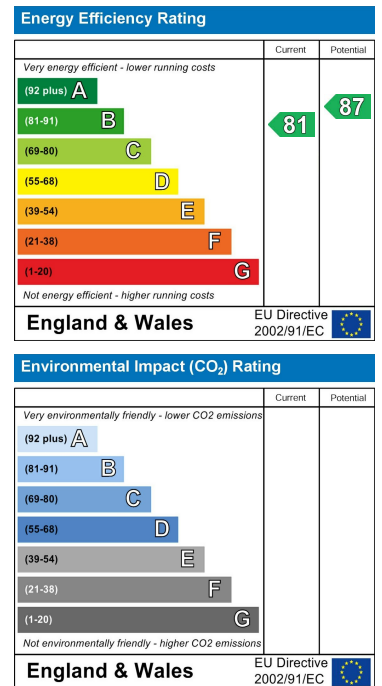


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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