

# Whitakers

Estate Agents



## 7 Kelgate Close, Hull, HU8 9TQ

**Offers Around £335,000**

Whitakers Estate Agents are pleased to introduce this five-bedroom detached property which offers ample living space across both floors. It is established on a popular residential location set back from the well-connected Robson Way with multiple trade routes to the Hull City Centre / surrounding villages and is serviced by an abundance of local amenities.

The accommodation briefly comprises entrance reception with cloakroom, spacious lounge with double doors to the dining room, fitted breakfast kitchen, useful utility room and study to the ground level; the first floor constitutes master bedroom with en-suite, four future good bedrooms and a bathroom furnished with a four-piece suite.

Externally to the front of the property there is a lawned garden with a wide block paved driveway leading to the garage. At the rear of the property there is a lawned garden and patio with boundary fencing.

Taken together, the accommodation on offer is ideal for the growing family seeking to reside within the catchment of highly regarded local schooling. As such, early viewing is recommended to avoid disappointment.



## The Accommodation Comprises

### Ground Floor

Entrance Reception 19'6" x 10'9" maximum (5.95 x 3.30 maximum)

Upvc double glazed entrance door with Upvc double glazed windows to each side, gas central heating radiator, large storage cupboard and staircase to the landing off.

### Cloakroom

Upvc double glazed window, gas central heating radiator, low flush WC and wash basin.

Lounge 19'5" x 12'10" maximum (5.94 x 3.92 maximum )



Upvc double glazed window, gas central heating radiator, and a feature fireplace and living flame fire. Double doors lead to:

Dining Room 12'9" x 9'3" maximum (3.91 x 2.83 maximum )



Double glazed patio doors and a gas central heating radiator.

Breakfast Kitchen 20'11" x 11'4" maximum (6.40 x 3.47 maximum )



Two Upvc double glazed windows, rear entrance door, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops and a single drainer sink unit, split level oven and hob.

Utility Room 9'8" x 5'4" maximum (2.95 x 1.63 maximum )

Upvc double glazed window, plumbing for an automatic washing machine, single drainer sink unit and the gas central heating boiler.

Study 12'11" x 9'8" maximum (3.95 x 2.96 maximum )



Upvc double glazed window and a gas central heating radiator.

### First Floor

#### Landing

Upvc double glazed window, two gas central heating radiators and access to the loft space.

Bedroom One 14'8" x 12'10" maximum (4.48 x 3.92 maximum )



Upvc double glazed window, gas central heating radiator and a full range of bedroom furniture.

En suite



Double glazed window, towel rail gas central heating radiator, fitted with a three piece suite comprising shower cubicle, vanity wash basin and a low flush WC, and an extractor fan.

Bedroom Two 12'5" x 9'8" maximum (3.80 x 2.97 maximum )



Upvc double glazed window, gas central heating radiator and fitted wardrobes.

Bedroom Three 12'9" x 9'1" maximum (3.90 x 2.79 maximum )



Upvc double glazed window and a gas central heating radiator.

Bedroom Four 9'8" x 9'1" maximum (2.97 x 2.78 maximum )



Upvc double glazed window and a gas central heating radiator.

Bedroom Five 12'7" x 10'8" maximum (3.84 x 3.27 maximum )



Upvc double glazed window, gas central heating radiator and fitted wardrobes.



## Bathroom



Upvc double glazed window, towel rail gas central heating radiator, fitted with a four piece suite comprising panelled bath, shower cubicle, vanity wash basin and a low flush WC, down lighters and an extractor fan.

## Gardens



To the front of the property there is a lawned garden with a wide block paved driveway leading to the garage. At the rear of the property there is a lawned garden and patio with boundary fencing.

## Garage

Large brick built garage with an up and over door, side door and window.

## Tenure

The property is held under Freehold tenureship

## Council Tax Band

Local Authority - Kingston-upon-hull (city And County Of)

Local authority reference number - 00230499000701

Council Tax band - E

## EPC Rating

EPC rating - TBC

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 3 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - 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 sale 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

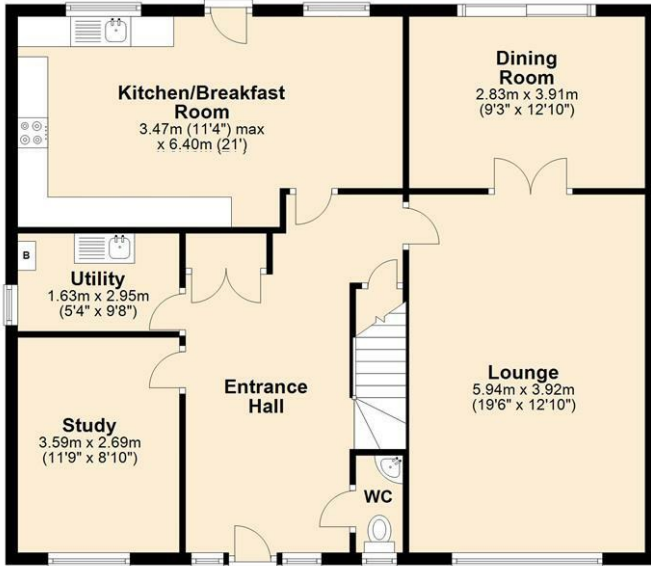
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

## Whitakers Estate Agent Declaration

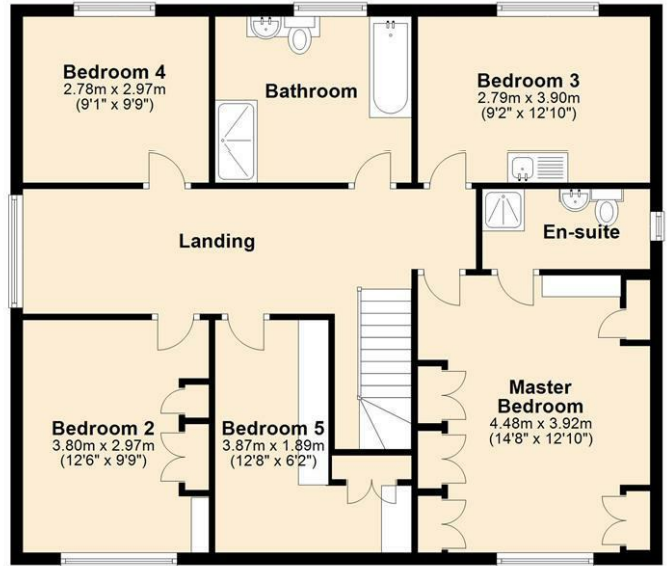
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan

Ground Floor

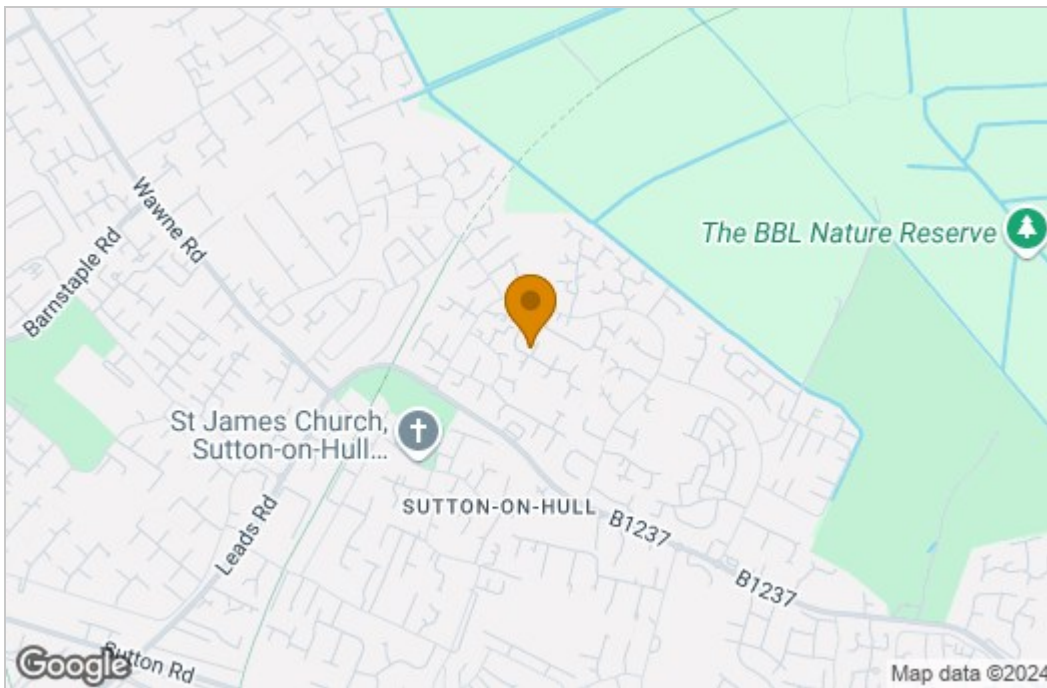


First Floor

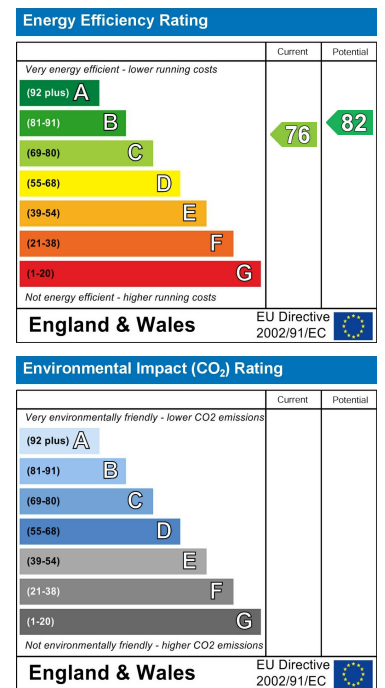


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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.