



23 Castle Park, Hull, HU11 4RG

£365,000



**** STUNNING EXECUTIVE FIVE BED DETACHED HOME ****

Are you looking for a spacious, key ready property? Our House Estate Agents are thrilled to offer to the market this beautifully presented executive detached home! This property has been incredibly well looked after by it's current owners who have tastefully decorated throughout and created this truly gorgeous family home. Offering 4 versatile reception rooms, downstairs W.C, kitchen and a large utility room to the ground floor. Upstairs the property has an impressive master bedroom with a good size en-suite, a second double bedroom also with en-suite and then a further 3 bedrooms and family bathroom. Externally there are manicured gardens front and rear with mature planting, outside storage and off street parking.

A viewing of this key-ready family property is a must!

EPC - F
Council Tax - D
Tenure - Freehold

Front Garden

Mainly laid to lawn, fenced boundaries, block paved driveway, mature planting.

Entrance Hall

Entrance Hall, radiator, dado rail, coving to ceiling.

Cloakroom (W.C)

Window to front of property, W.C, hand wash basin, part tiled walls, heated towel rail.

Lounge

15'1" x 12'11" (4.6 x 3.95)
Two windows to front of property, French doors to dining room, fireplace with LPG gas fire, coving to ceiling, two radiators, laminate flooring, dado rails.

Dining Room

11'3" x 9'6" (3.43 x 2.92)
French doors to living room and to outside, coving to ceiling, dado rail, radiator.

Breakfast Kitchen

13'3" x 10'6" (4.05 x 3.21)
Window to rear of property, fitted wall and base units, work surfaces, stainless one and half bowl sink with single drainer, gas hob, built in double electric oven, part tiled walls, coving to ceiling, extractor fan, space and plumbing for dishwasher, breakfast bar, under stairs storage.

Utility

17'10" x 4'10" (5.45 x 1.49)
Two windows to rear of property, door to side of property, fitted wall and base units, work surfaces, stainless one and a half bowl sink with single drainer, part tiled walls, laminate flooring, oil combi boiler, space and plumbing for washing machine and tumble dryer.





Family Room/2nd Sitting Room

16'3" x 11'10" (4.96 x 3.62)

Window to front of property, coving to ceiling, radiator, laminate flooring, cupboard.

Office

7'2" x 6'4" (2.2 x 1.94)

Window to side of property, laminate flooring, radiator.

Master Bedroom

15'8" x 11'8" (4.79 x 3.58)

Window to rear of property, built in wardrobes and dressing table and storage, radiator, carpeted, loft access.

First Floor Landing

Cupboard, loft access (loft fully boarded with pull down ladder)
Laminate flooring, coving to ceiling.

En-suite

11'8" x 5'11" (3.56 x 1.81)

Window to front of property, W.C, pedestal hand wash basin, step in shower, heated towel rail, part tiled walls, extractor fan, vinyl flooring.

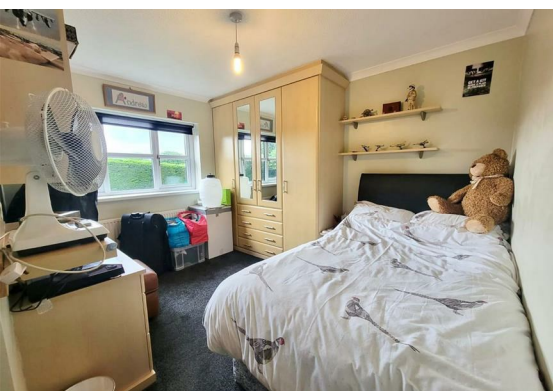
Bedroom 2

11'5" x 10'9" (3.5 x 3.29)

Window to front of property, built in wardrobes, coving to ceiling, radiator, carpeted.

En-Suite

Window to side of property, W.C, pedestal hand wash basin, step in shower, part tiled walls, radiator, extractor fan.



Bedroom 3

11'4" x 10'7" (3.46 x 3.23)

Window to rear of property, built in wardrobe, desk and storage, coving to ceiling, radiator, carpeted.

Bedroom 4

10'11" x 10'10" (3.34 x 3.32)

Window to front of property, built in wardrobes and dressing table, coving to ceiling, radiator, carpeted.

Bedroom 5

8'7" x 7'4" (2.63 x 2.24)

Window to rear of property, radiator, part panelled walls, Laminate flooring.

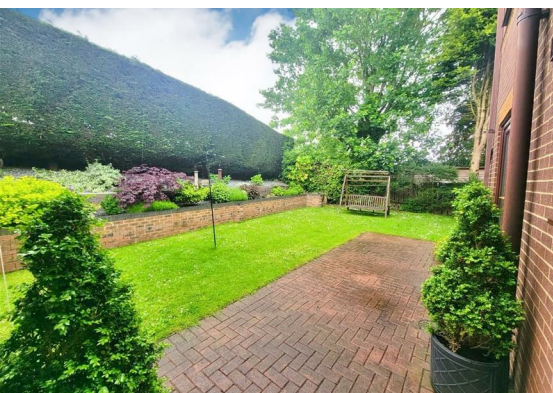
Bathroom

7'3" x 6'8" (2.23 x 2.04)

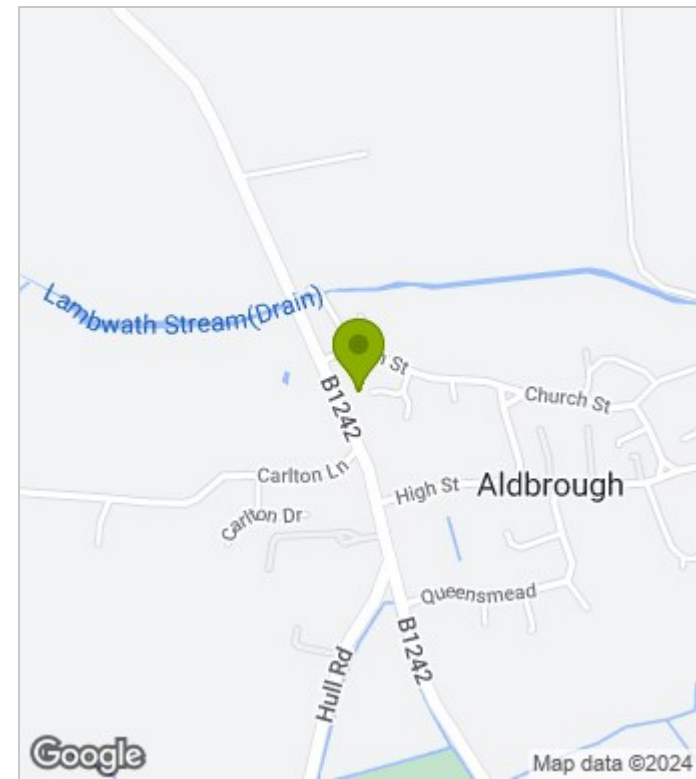
Window to rear of property, W.C, pedestal wash hand basin, panelled bath with shower over, heated towel rail, extractor fan, part tiled walls, vinyl flooring, built in storage

Rear Garden

Laid mainly to lawn, paved area, side access, fenced boundaries, planted borders, three sheds, raised beds to rear, paved area, gravelled area with wendy house, oil tank.



Floorplan goes here



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

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.

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