



22 Castle Park, Hull, HU11 4RG

£320.000

4 2 1

DETACHED KEY-READY HOME

Situated in the heart of Aldbrough , Our House are delighted to offer to the market this stunning 4 bedroom detached property. This is the perfect example of an executive detached property with versatile living space.

In brief, the property comprises: Lounge, Breakfast Kitchen, Dining Room, Family Bathroom, 4 Bedrooms, Rear Garden and Parking for 2 Vehicles.

EPC- Awaited
Council Tax- D
Tenure- Freehold

Front Garden

Driveway, Parking for 2 vehicles, Brick paved, Lawn

Entrance Hall

Entrance door, Staircase to first floor, Spindle banister, Under stairs cupboard, Laminate flooring, Coving, Part panelled

GF Shower Room

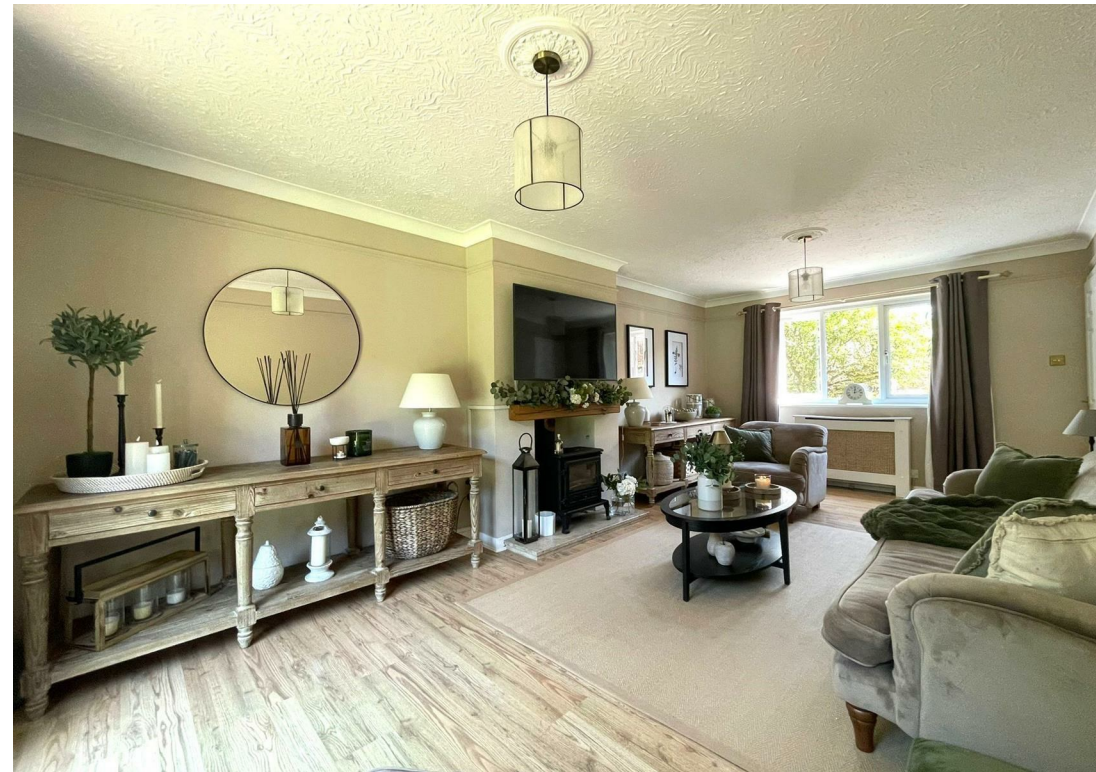
6'2" x 5'2" (1.9 x 1.6)
Window to rear of property, WC, Pedestal wash hand basin, Extractor fan, Laminate tiled flooring, Heated towel rail, Shower

Lounge

21'1" x 11'6" (6.44 x 3.52)
Window to front of property, French doors to garden, Fireplace with multi-fuel fire, Picture rail, Coving to ceiling, 2 x Ceiling rose, Radiator, Laminate flooring

Dining Room

13'9" x 11'8" (4.2 x 3.58)
Square bay window to front of property, Coving to ceiling, Picture rail, Radiator





Breakfast Kitchen

19'5" x 11'8" (5.94 x 3.57)
Window to rear of property, Doors to garden, Fitted wall and base units, Work surfaces, Built in electric hob, Built in electric oven, Extractor fan, Radiator, Laminate tiled floor, Island with breakfast bar , sink and drainer.

First Floor Landing

Window to front of property, Part panelling, Loft access, Carpets



Master Bedroom

12'2" x 9'6" (3.72 x 2.91)
Window to front of property, Built in wardrobes, Radiator, Part panelled, Carpet

Bedroom 2

11'11" x 11'5" (3.64 x 3.5)
Window to front of property, Radiator, Part panelled walls, Carpet

Bedroom 3

11'6" x 8'7" (3.51 x 2.62)
Window to rear of property, Radiator, Carpets

Bedroom 4

11'11" x 9'4" (3.64 x 2.85)
Window to rear of property, Coving to ceiling, Radiator, Built in cupboard, Carpets

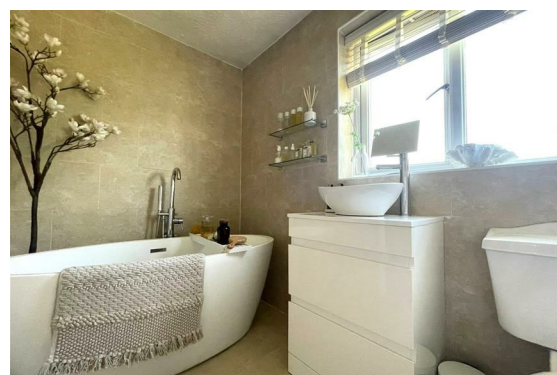


Bathroom

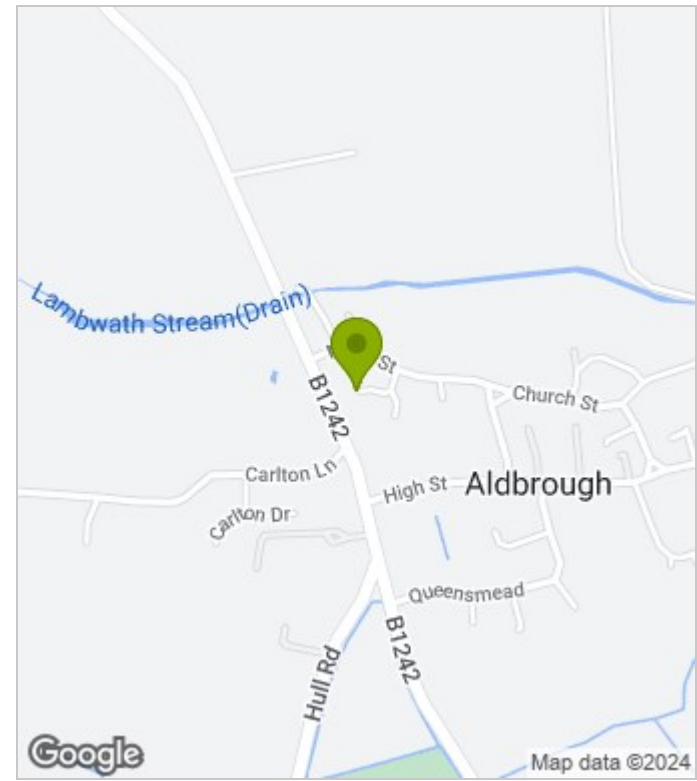
8'5" x 5'5" (2.57 x 1.66)
Window to rear of property, WC, Wash hand basin with vanity storage under, Freestanding bath, Part tiled walls, Heated towel rail, Tiled flooring.

Rear Garden

Laid mainly to artificial lawn, Hedge boundaries, Raised planted borders, Decked patio seating area.



FLOOR PLAN TO GO HERE



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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