



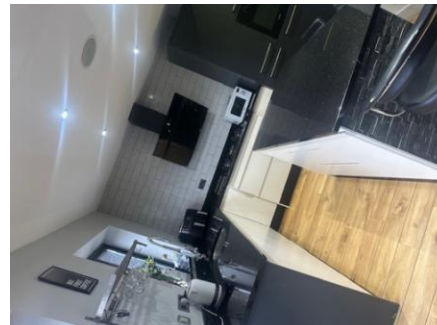
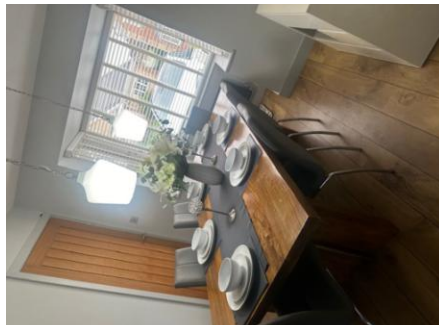
23 Clearview Close

Hull

HU8 9GA

£365,000

****NO CHAIN INVOLVED**BEAUTIFUL DETACHED HOUSE**4 BEDROOMS (MASTER EN-SUITE)**LARGE SPLIT LEVEL GARDEN**DRIVE & GARAGE****



Property Features

- No Chain Involved
- Detached Property
- 4 Bedrooms (One En-Suite)
- Ample Parking & Attached Garage
- Gas Central Heating/uPVC Double Glazing
- Beautifully Presented
- Large Low Maintenance Rear Garden
- Viewing Useful

Full Description

LOCATION

The property is situated off the popular Saltshouse Road with access to local shops, supermarket, parks, bars and walking distance to the Sutton Golf Course. Easy access to public transport.

ENTRANCE HALL

Composite entry door with obscured glass panel & side panel, double gas central heating radiator, understairs recess, Karndean flooring, spotlights to ceiling, staircase to first floor and door leading to garage.

CLOAKS/WC

5' 6" x 2' 8" (1.68m x 0.81m)

Half tiled with wall-mounted wash hand basin, WC, Karndean flooring, under-floor heating and spotlights to ceiling.

OPEN PLAN LOUNGE/DINING AREA/KITCHEN

28' 3" x 25' 9" (8.61m x 7.85m)

Measured to widest points. With bay window overlooking the front of the property, Karndean flooring, four feature tall double central heating radiators and further double central heating radiator, feature tiled wall bio-ethanol fire, spotlights to ceiling, ceiling speakers, TV point, good range of fitted base and wall-mounted units with granite worktops, island with cupboards & drawers under and granite worktop, integrated dishwasher, integrated fridge freezer, stainless steel sink unit with feature mixer tap, five ring gas hob with extractor fan above and tiled wall, two built-in electric ovens, window overlooking rear of property and bi-folding doors which open up onto the rear garden.

LANDING

With access to boarded loft via pull down ladder, cupboard housing water boiler and spotlights to ceiling.

MASTER BEDROOM

16' 2" x 10' 6" (4.93m x 3.2m)

Measured to widest points. With window overlooking front of property, single central heating radiator, speakers to ceiling, spotlights to ceiling, TV point, built-in sliding wardrobes and dressing table with obscured window overlooking front of property and opening to:-

EN SUITE

8' x 6' 6" (2.44m x 1.98m)

With floor to ceiling tiles, fitted shower, WC, two circular wash hand basins, fitted cupboards, feature heated towel rail, Karndean flooring, underfloor heating, spotlights to ceiling, speaker to ceiling, obscured window overlooking side of property.

BEDROOM 2

14' 1" x 9' 1" (4.29m x 2.77m)



Full Description

With window overlooking front of property, single central heating radiator, spotlights to ceiling and TV point.

BEDROOM 3

12' 5" x 9' 8" (3.78m x 2.95m)

Measured to front of wardrobes. With window overlooking rear of property, single central heating radiator, built-in wardrobes and drawers, TV point and spotlights to ceiling.

BEDROOM 4/STUDY

7' 5" x 6' 8" (2.26m x 2.03m)

Measured to front of wardrobes. With window overlooking rear of property, built-in wardrobes, desk & shelving, single central heating radiator, Karndean flooring and spotlights to ceiling.

BATHROOM

11' 9" x 8' 5" (3.58m x 2.57m)

Mainly tiled with panelled bath, WC, vanity wash hand basin, matching light up mirror, walk-in shower, spotlights & speaker to ceiling, feature heated towel rail, built-in cupboard, Karndean flooring, underfloor heating and obscured window overlooking side of property.

OUTSIDE

To the front of the property is a large block-paved drive providing ample parking with a planted area to the side. There is an attached Garage with electric shutter door, plumbing for automatic washing machine, built in shelving, electricity and lighting. A gate gives side access to a large low-maintenance rear garden which is on split-levels and incorporates ceramic tiling areas, artificial grass areas and decking areas. It also features outside tap, downlighters, speaker,

electric sockets and fencing to perimeters.

ESTATE AGENTS ACT 1979

We are obliged to inform all prospective purchasers that this property is owned by a relative of a staff member of Neil Kaye Estate Agents.

TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

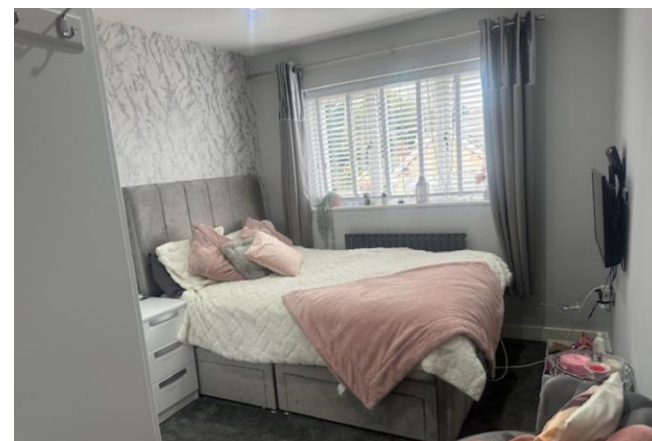
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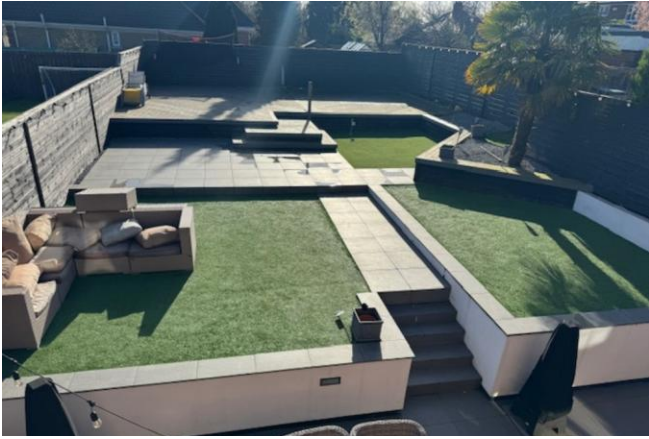
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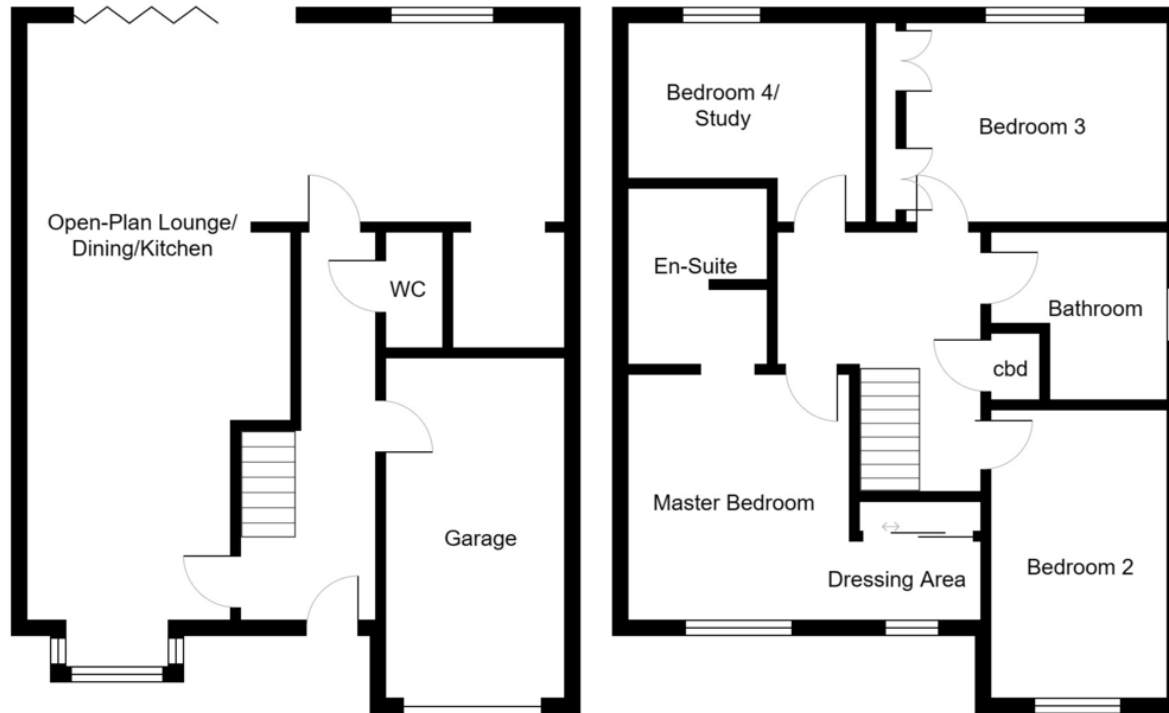
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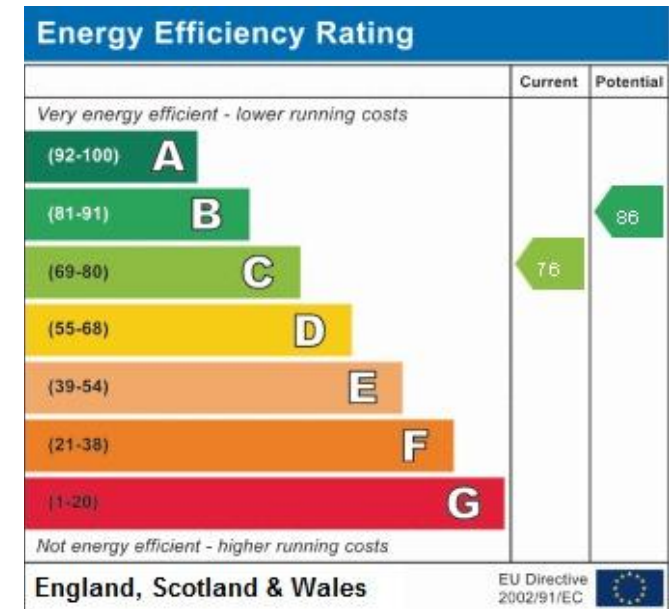
Mondays to Fridays 9am to 5pm







All measurements are approximate and for display purposes only



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