

Whitakers

Estate Agents



18 Brunslow Close, Hull, HU3 5QN

£190,000

Vastly extended semi-detached property situated in a superb position at the head of a cul-de-sac adjoining an open green area.

This well presented property provides family living accommodation of good proportions which briefly comprises: entrance porch, lounge, open dining / sitting / breakfast kitchen, utility room and W.C. to the ground floor with four bedrooms and family bathroom to the first floor.

A private driveway provides off street parking provision for several vehicles and leads to an integral garage. Whilst to the rear of the property there is an enclosed and landscaped low maintenance garden together with garden store shed.

An internal viewing is most highly recommended to fully appreciate the wealth of accommodation afforded by this property.

Front External



The Accommodation Comprises

Ground Floor

Entrance Porch

A side facing composite entrance door with two decoratively leaded and obscured double glazed panel inserts leads into the entrance porch. Having a built-in cloaks cupboard and a ceramic tiled finish to the floor.

Lounge 15'9" x 11'8" (4.82m x 3.56m)



The focal point of the room being the feature fireplace with a brick surround, tiled hearth with inset coal effect electric fire within a chrome effect grate. There is a central heating radiator, coving to the ceiling, a Upvc double glazed window to the front elevation and where an open plan staircase leads to the first floor accommodation.

Open Plan Dining / Sitting Room / Kitchen

Dining / Sitting Room 23'10" x 11'8" (7.27m x 3.56m)



Having two central heating radiators, Upvc double glazed 'French' doors to the rear elevation leading onto the enclosed garden and a feature ceiling lantern with electronically operated blind and recessed spotlighting.

Breakfast Kitchen



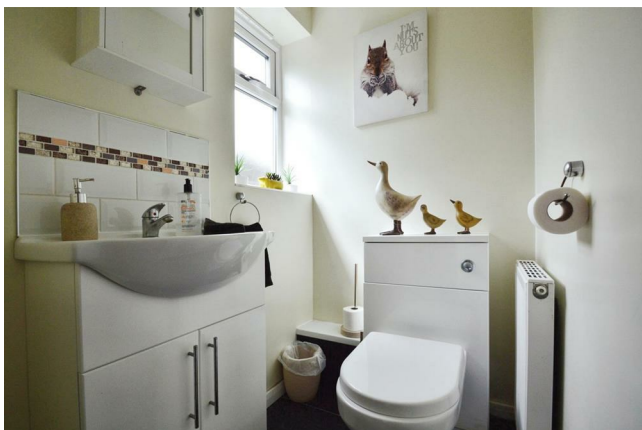
Being fitted with a range of units in a cream finish with copper effect fittings comprising; wall mounted eye-level units, drawers and base units with a complementary fitted marble effect worksurface over which incorporates a ceramic one and a half bowl sink and drainer unit with a spring pull out multi-function mixer tap in chrome. There is an integrated 'Lamona' electric double oven, an 'AEG' five ring gas hob with a feature extractor hood above, recess housing for an American style fridge freezer, a vertical ladder style radiator in graphite, a separate Island unit which incorporates a breakfast bar area with a Butchers Block style worksurface, a Upvc double glazed window to the rear elevation, a tiled splashback finish to the walls, a ceramic tiled finish to the floor, and recessed spotlights to the ceiling.

Utility Room



Being fitted with a wall mounted eye-level unit in a cream finish with copper effect fittings and a Butchers Block style work surface beneath which there is plumbing for an automatic washing machine. There is an obscured double glazed Upvc window to the side elevation, a Upvc entrance door with an obscured double glazed panel insert, a central heating radiator, a tiled splashback finish to the wall, a ceramic tiled finish to the floor, and a further built-in cloaks cupboard which houses the consumer unit. A door leads from the utility room into the integral garage.

Cloakroom / W.C.



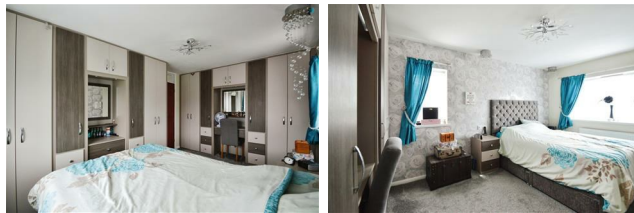
Being fitted with a two piece suite in white comprising: vanity wash hand basin with mixer tap and fitted cabinet beneath and a low level W.C. suite with button push flush and a conceal cistern. There is a central heating radiator, an obscured double glazed Upvc window to the side elevation and a ceramic tiled finish to the floor.

First Floor Accommodation

Landing

Having a built-in airing cupboard with shelving and a loft hatch access to the ceiling.

Bedroom One 13'1" (to front of wardrobes) x 9'8" (3.99m (to front of wardrobes) x 2.95m)



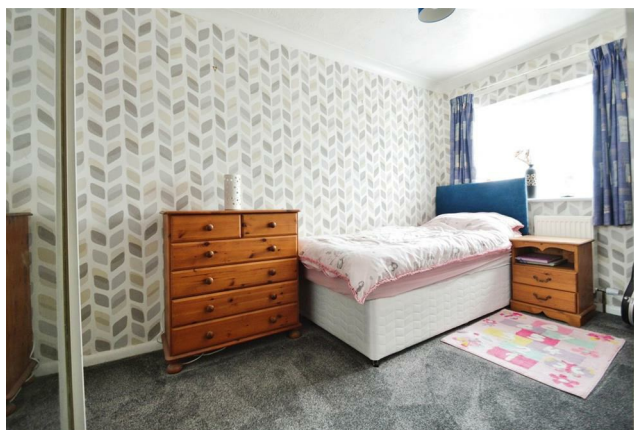
Being fitted with a comprehensive range of fitted furniture comprising: fitted wardrobes with incorporated central drawers and vanity recess area, further fitted wardrobes with incorporated central dressing table and vanity recess area, matching free-standing bedside drawers, a central heating radiator, a Upvc double glazed window to the rear elevation. and a Upvc double glazed window to the side elevation.

Bedroom Two 11'8" x 9'10" (3.58m x 3.00m)



Being fitted with a comprehensive range of furniture comprising: fitted wardrobes with an incorporated vanity recess area, overhead cupboards with matching twin glazed shelved units and drawers. There is a central heating radiator, a Upvc double glazed window to the rear elevation and coving to the ceiling.

Bedroom Three 11'3" x 6'7" (3.44m x 2.01m)



Having fitted wardrobed with mirror fronted sliding doors, a further built-in storage cupboard with

shelving situated over the buik-head. There is a central heating radiator, a Upvc double glazed window to the front elevation and coving to the ceiling.

Bedroom Four / Study



Being fitted with a range of office furniture comprising: storage cupboards, drawers and a curved desk. There is a central heating radiator and a Upvc double glazed window to the front elevation.

Bathroom



Being fitted with s three piece suite in white comprising: panelled bath with mixer tap incorporating a hand-held shower attachment and a further mains shower, a vanity wash basin with mixer tap and fitted cabinet beneath, and a low level W.C. suite with a button push flush and concealed cistern. There is a curved vertical ladder style radiator in chrome, an obscured double glazed Upvc window to the front elevation, recessed spotlighting to the ceiling, a fully tiled finish to the walls and a wood effect laminate finish to the floor.

External



To the rear of the property there is a low maintenance garden with areas laid to gravel bonded resin and decorative aggregates with stone edging. There is a store shed and the garden is bounded by timber fencing.

Parking And Garaging

There is a private driveway to the front of the property laid to gravel bonded resin which provides off street parking for several vehicles bounded by brick walling with incorporated wrought iron fencing leading to the integral garage.

The garage has an electronically operated up-and-over access door and has both power and lighting.

Tenure

The Tenure of this property is Freehold.

Council Tax Band

Local Authority - Kingston-Upon-Hull.

Council Tax Band 'B'.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE / Three

Broadband - Ultrafast 100-999Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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.

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

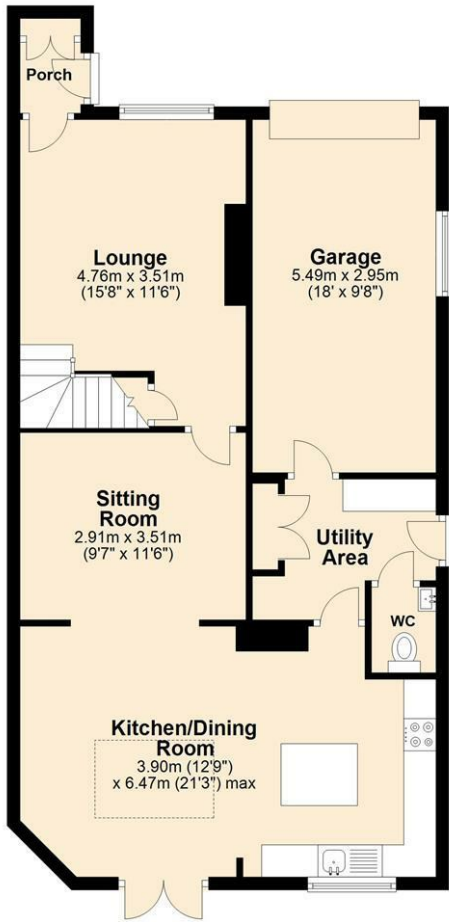
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Whitakers Estate Agent Declaration

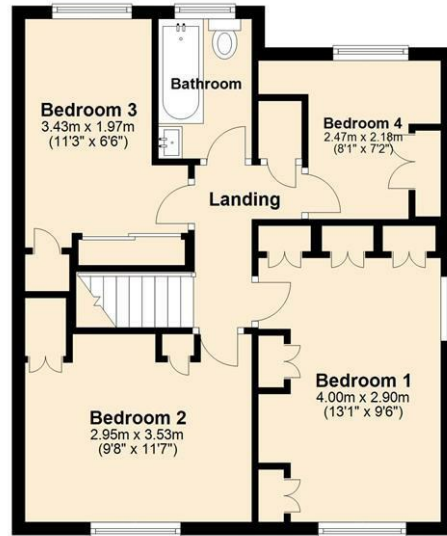
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Floor Plan

Ground Floor

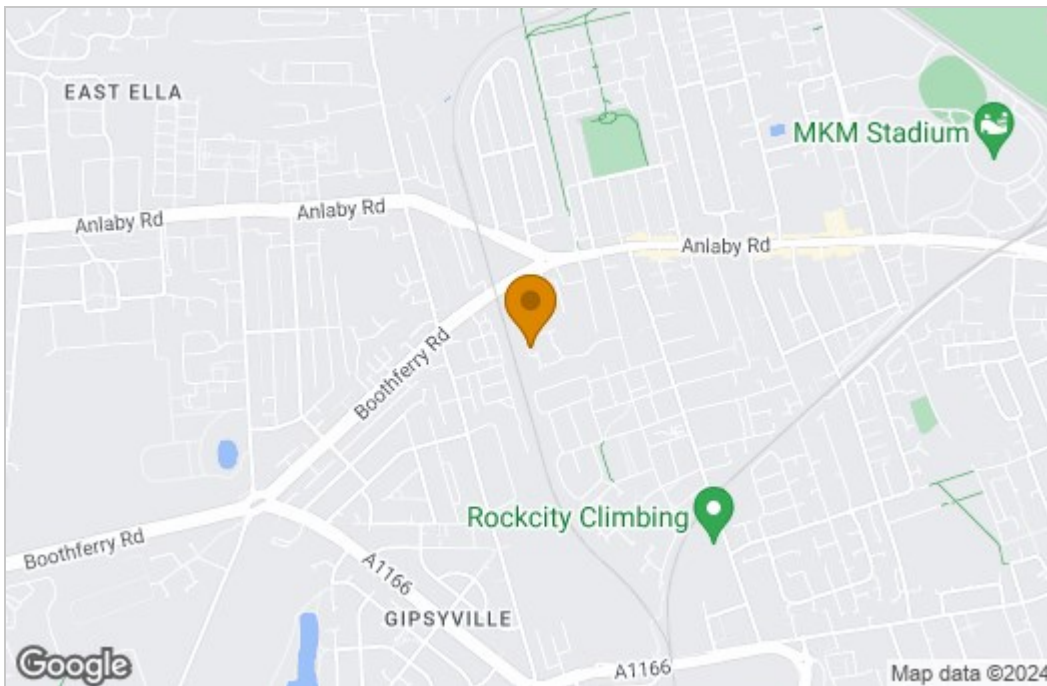


First Floor

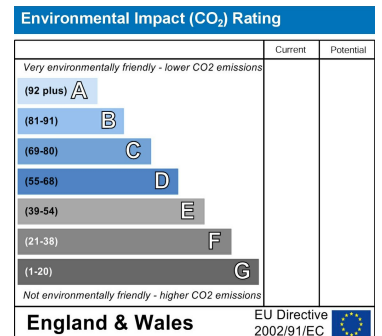
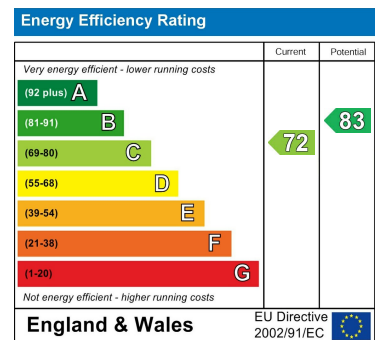


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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