

Whitakers

Estate Agents



11 Gemsbok Way, Hull, HU4 6UF

£315,000

Individually designed detached residence situated on the sought after Summergroves development to the West of Hull.

This impressive and beautifully presented modern property provides versatile living accommodation which briefly comprises: entrance porch, entrance hall, study / playroom / bedroom with an adjoining walk-in wardrobe (formerly an en-suite shower room), twin aspect living room with 'inglenook' style fireplace, a fitted dining kitchen, utility room and cloakroom / W.C. to the ground floor with galleried landing, four fitted bedrooms and a well appointed family bathroom to the first floor.

A private driveway provides off street parking and leads to a detached double garage, and to the rear of the property there is an enclosed and landscaped garden with a Southerly aspect which is not immediately overlooked.

The property benefits from having Upvc double glazing, gas fired central heating and is being offered to the market for sale with no onward chain and vacant possession.

Front External



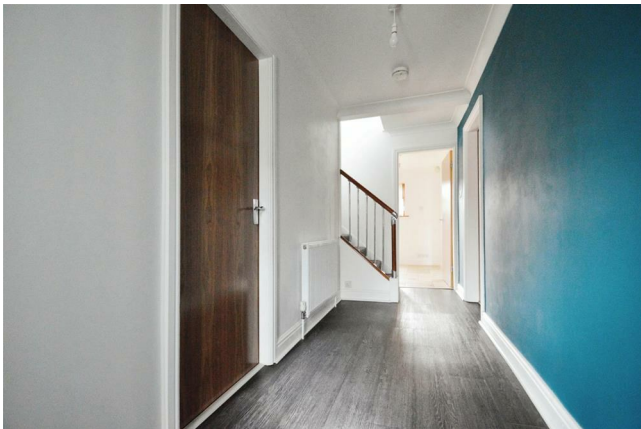
The Accommodation Comprises

Ground Floor

Entrance Porch 7'6" x 3'8" (2.31m x 1.13m)

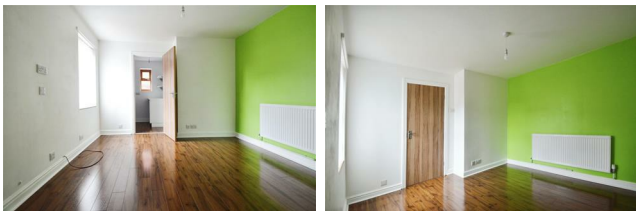
An external Upvc entrance door with an obscured and decoratively etched double glazed panel insert and matching Upvc obscured double glazed side-lights leads into the entrance porch. Having a fitted storage cupboard, a dark wood effect laminate finish to the floor and coving to the ceiling.

Entrance Hall 14'0" x 4'11" (4.27m x 1.50m)



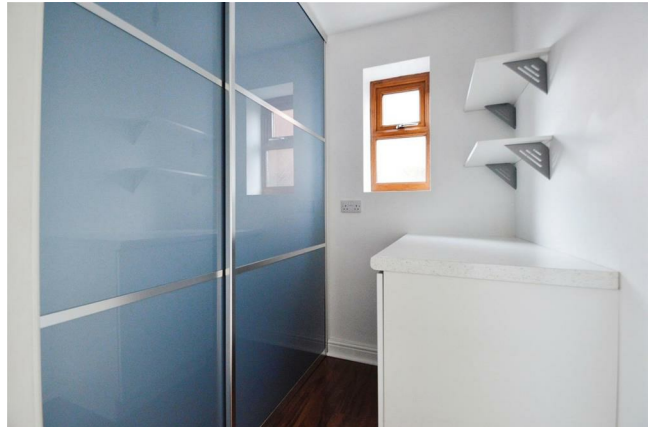
Having a central heating radiator, a dark wood effect laminate finish to the floor, coving to the ceiling and where a flight of stairs lead to the first floor accommodation.

Study / Playroom / Bedroom 11'2" (to 9'9") x 10'9" (3.42m (to 2.98m) x 3.29m)



This versatile room could be used for a variety of purpose to suit the discerning buyer, having formerly been used as a bedroom. There is a central heating radiator, a Upvc double glazed window to the front elevation and a dark wood effect laminate finish to the floor.

Walk-In Wardrobe / Former En-Suite Shower Room 5'6" x 3'10" (to front of fitted wardrobes) (1.70m x 1.19m (to front of fitted wardrobes))



Having fitted wardrobes with sliding doors to one wall, a fitted marble effect counter top with fitted cupboard beneath, an obscured double glazed Upvc window to the side elevation and a dark wood effect laminate finish to the floor. This space could be converted back into an en-suite shower room subject to the necessary plumbing and sanitary fittings being installed and buildings regulations approval.

Living Room 23'6" x 12'8" (7.17m x 3.88m)



The focal point of the room being the feature 'Inglenook' style fireplace with an exposed brick surround, a recessed wooden mantle beam and a tiled hearth. The coal effect stove fire within is for decorative purposes only as it is not in working order. There is a Upvc double glazed window to the front elevation, Upvc double glazed 'French' doors with matching Upvc double glazed side-lights to the rear elevation, a central heating radiator, coving to the ceiling and a dark wood effect laminate finish to the floor.

Dining Kitchen 22'6" x 9'0" (6.88m x 2.76m)



Being fitted with a range of units in a dark wood effect finish with steel effect fittings comprising: wall mounted eye-level units, glazed display cabinets, drawers and base units with a complementary fitted marble effect roll-top

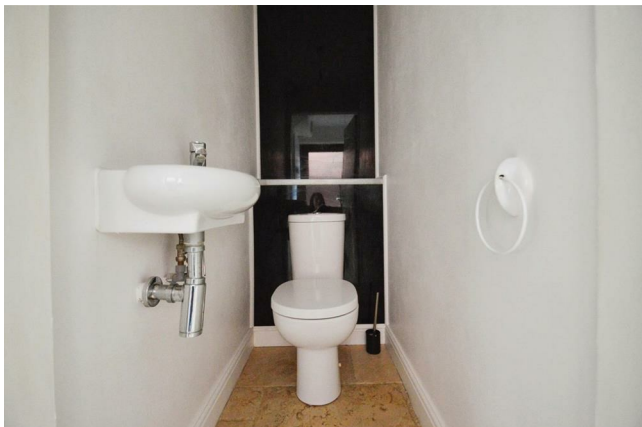
worksurface over which incorporates a ceramic one and a half bowl sink and drainer unit with mixer tap. There is an integrated 'Tecnik' range cooker with a stainless steel splashback finish to the wall and a 'Tecnik' stainless steel extractor canopy hood above, a built-in 'Neff' microwave, housing with a cold water supply for an American style fridge freezer, plumbing for an automatic dishwasher, a central heating radiator, a built-in understairs storage cupboard, a Upvc double glazed window to the rear elevation, Upvc double glazed 'French' doors with matching Upvc double glazed side-lights to the rear elevation leading onto the garden, a tiled splashback finish to the walls and a ceramic tiled finish to the floor.

Utility Room 7'4" x 5'1" (2.24m x 1.56m)



Having a fitted marble effect roll-top worksurface with a complementary tiled splashback finish to the walls and beneath which there is plumbing for an automatic washing machine. There are further fitted storage cupboards, a wall mounted consumer unit, an extractor fan unit, an obscured double glazed Upvc window to the side elevation and a Upvc entrance door with an obscured double glazed panel insert to the side elevation.

Cloakroom / W.C. 4'11" x 2'7" (1.51m x 0.81m)



Being fitted with a two piece suite in white comprising: a wall mounted wash hand basin with mixer tap and a low level W.C. suite with

button push flush and an acrylic splashback finish to the wall. There is an extractor fan unit and a ceramic tiled finish to the floor.

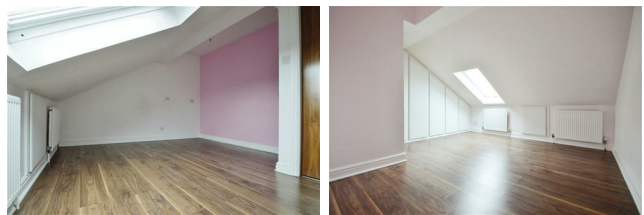
First Floor Accommodation

Galleried Landing 16'3" (maximum measurement into the fitted storage (4.97m (maximum measurement into the fitted storage)



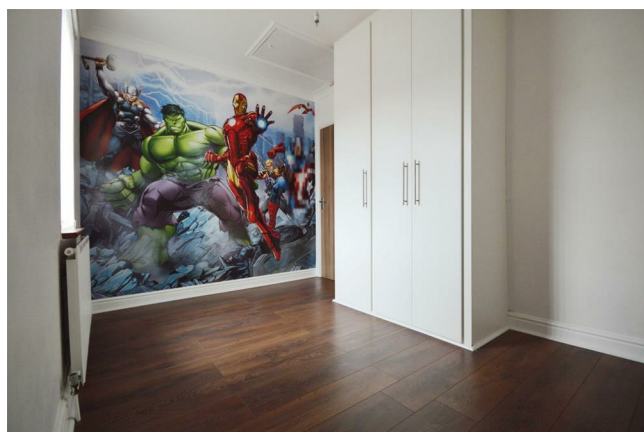
Having a range of fitted storage cupboards, a central heating radiator, two double glazed roof windows to the rear elevation, coving to the ceiling and storage within the eaves.

Principal Bedroom 13'4" (into fitted wardrobes to 8'1") x 11'10" (to (4.08m (into fitted wardrobes to 2.47m) x 3.61m (to)



Having fitted wardrobes, two central heating radiators, a double glazed roof window to the rear elevation, a wood effect laminate finish to the floor and storage within the eaves.

Bedroom Two



Having fitted wardrobes, a central heating radiator, a wood effect laminate finish to the floor, a Upvc double glazed window to the front elevation, and coving and a loft hatch access to the ceiling.

Bedroom Three 11'8" x 8'1" (3.58m x 2.48m)



Having fitted wardrobes and storage cupboards, a central heating radiator, a wood effect laminate finish to the floor, a Upvc double glazed window to the front elevation, and coving to the ceiling.

Bedroom Four 9'10" (to front of fitted wardrobes) x 8'2" (3.01m (to front of fitted wardrobes) x 2.49m)



Having fitted wardrobes, a further fitted cupboard housing the 'Ideal' combination boiler, a central heating radiator, a wood effect laminate finish to the floor, a Upvc double glazed window to the front elevation, and coving to the ceiling.

Family Bathroom 9'3" x 5'4" (2.82m x 1.64m)



Being fitted with a three piece suite in white comprising: a larger curved corner bath with mixer tap and mains shower, a wall mounted wash basin with mixer tap and a low level W.C. suite with button push flush. There is a chrome effect vertical ladder style radiator, an obscured double glazed Upvc window to the side elevation, a ceramic tiled finish to the floor and a majority tiled finish to the walls.

Loft

Accessed from the second bedroom via wooden ladders.

External



To the front of the property a brick block set paved private driveway provides off street parking for several vehicles and leads to the detached double garage. The frontage is bounded by brick walling and a wrought iron fence to the side of the property defines the boundary between the neighbouring property.

To the rear of the property there is an enclosed and landscaped garden with a Southerly aspect and which is not immediately overlooked. There are areas laid to brick block set paving, lawn and raised decking with a range of planting, and having a timer built garden store shed and timber fencing to the boundaries.

Garaging 18'4" x 15'10" (5.61m x 4.85m)



Having an electronically operated vehicular access door, a side personnel door, a window to the side elevation and both power and lighting.

Tenure

The Tenure of this property is Freehold.

Council Tax Band

Local Authority - Kingston-upon-Hull.

Council Tax Band 'E'.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 7 Mbps / Ultrafast 1000 Mbps

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.

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.

Additional Services

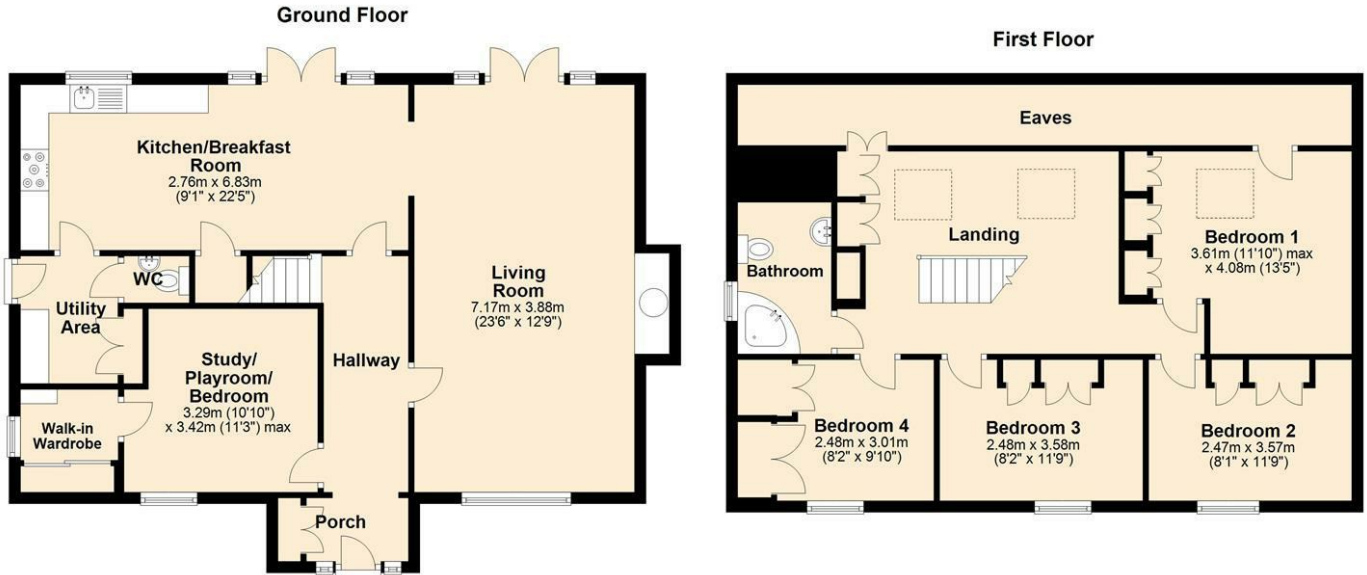
Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

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.

Whitakers Estate Agent Declaration

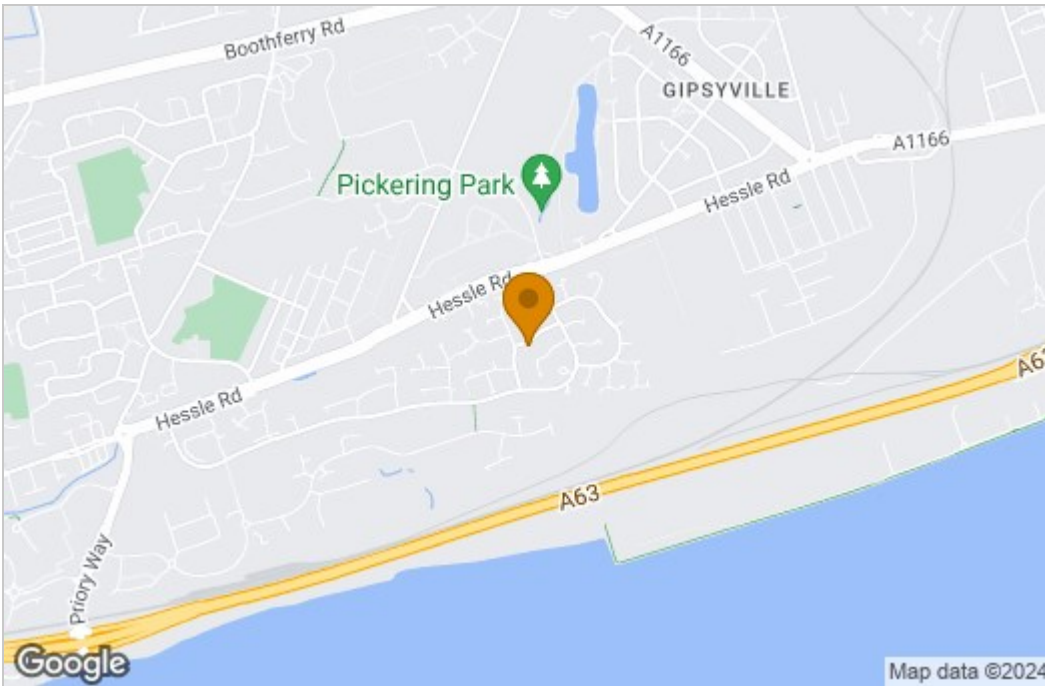
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Floor Plan

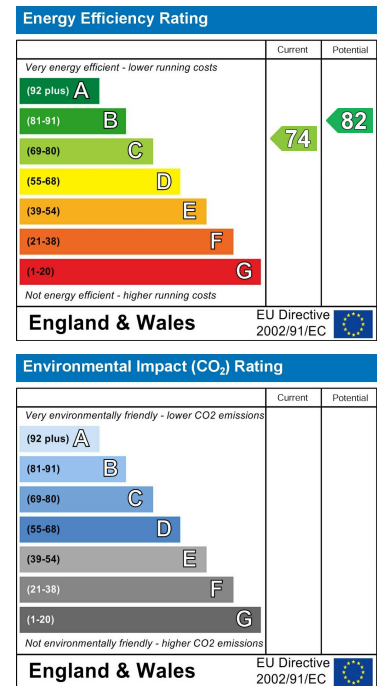


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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