

Whitakers

Estate Agents



22 Petfield Drive, Hull, HU10 7ET

£365,000

Whitakers Estate Agents are pleased to introduce this substantially extended detached family home which is established within a sought-after modern development in the heart of Anlaby Village, with a nearby children's play park and ideally placed to take advantage of a range of local amenities, reputable schooling and highly accessible transport links.

Upon entry, the resident is greeted by an entrance hall which leads through into a spacious lounge, and follows into the fitted kitchen / dining room which provides an excellent family and entertaining space. The ground floor further benefits from a utility room, cloakroom, storage space and a conservatory overlooking the rear garden.

A fixed staircase rises to the first floor landing which leads to four well-proportioned bedrooms, including a master bedroom benefitting from en-suite facilities. The remaining bedrooms are served by a bathroom furnished with a three-piece suite.

Externally to the front approach, the property enjoys off-street parking and access to the integral garage. The rear garden has been designed with low maintenance in mind, being predominantly laid with artificial lawn and complemented by paved seating areas ideal for outdoor entertaining. The residence also benefits from a versatile detached outbuilding which would lend itself well to use as a home office, gym, or hobby room.

There is also a useful shed & a fitted EV charger.

The accommodation comprises

Front external

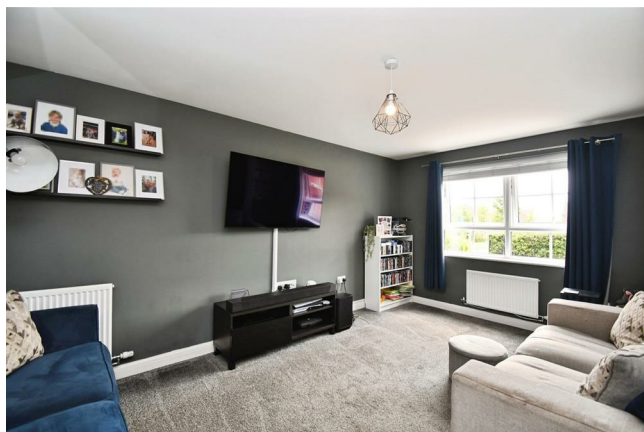
Externally to the front approach, the property enjoys off-street parking and access to the integral garage.

Ground floor

Hallway

UPVC double glazed composite door, central heating radiator, under stairs storage, and laminate flooring. Leading to :

Lounge 15'10" x 10'9" (4.83 x 3.28)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Open plan kitchen / dining room 23'1" x 11'1" (7.04 x 3.38)



Kitchen



UPVC double glazed window, and laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, and a range of integrated appliances including : oven, hob with extractor hood above, and dishwasher.

Dining room



Central heating radiator, built-in storage cupboard, and laminate flooring.

Utility room 8'11" x 4'11" (2.72 x 1.50)

Laminate flooring and fitted with floor and eye level units, worktop with splashback tiles above, and plumbing for a washer and a dryer.

Cloakroom

UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with laminate flooring. Furnished with a two-piece suite comprising pedestal sink with mixer tap, and low flush W.C.

Conservatory 16'0" x 9'8" (4.88 x 2.96)



UPVC double glazed bi-folding doors and window, skylight, central heating radiator, and laminate flooring.

First floor

Landing

With hatch access to the loft which is boarded out with lighting, central heating radiator, built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom one 13'8" x 13'4" (4.19 x 4.07)



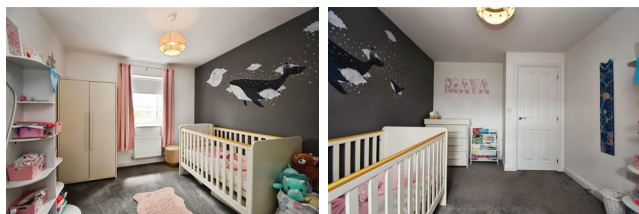
UPVC double glazed window, central heating radiator, and carpeted flooring.

En-suite



UPVC double glazed window, central heating radiator, and fully tiled. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower and waterfall feature, vanity sink with mixer tap, and low flush W.C.

Bedroom two 12'4" x 9'0" (3.78 x 2.75)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom three 9'5" x 7'11" (2.88 x 2.43)



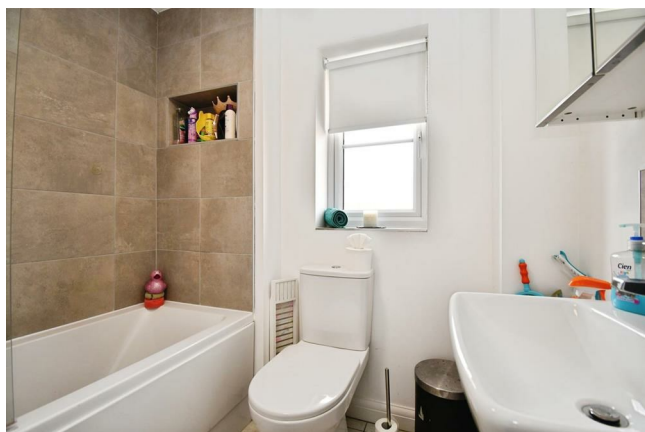
UPVC double glazed window, central heating radiator, fitted wardrobe, and carpeted flooring.

Bedroom four 11'5" x 10'4" (3.49 x 3.15)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with tiled flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower with waterfall feature, pedestal sink with mixer tap, and low flush W.C.

Rear external



The rear garden has been designed with low maintenance in mind, being predominantly laid with artificial lawn and complemented by paved seating areas ideal for outdoor entertaining. There is also a useful shed & a fitted EV charger.

Additional features



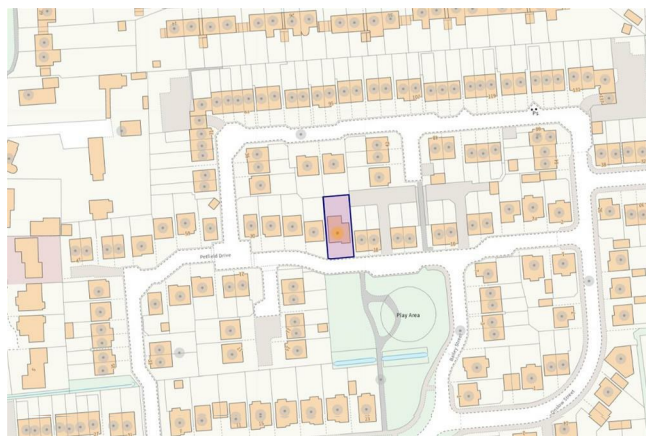
The residence also benefits from a versatile detached outbuilding which would lend itself well to use as a home office, gym, or hobby room.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL312022000

Council Tax band - E

EPC rating

EPC rating - B

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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

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.

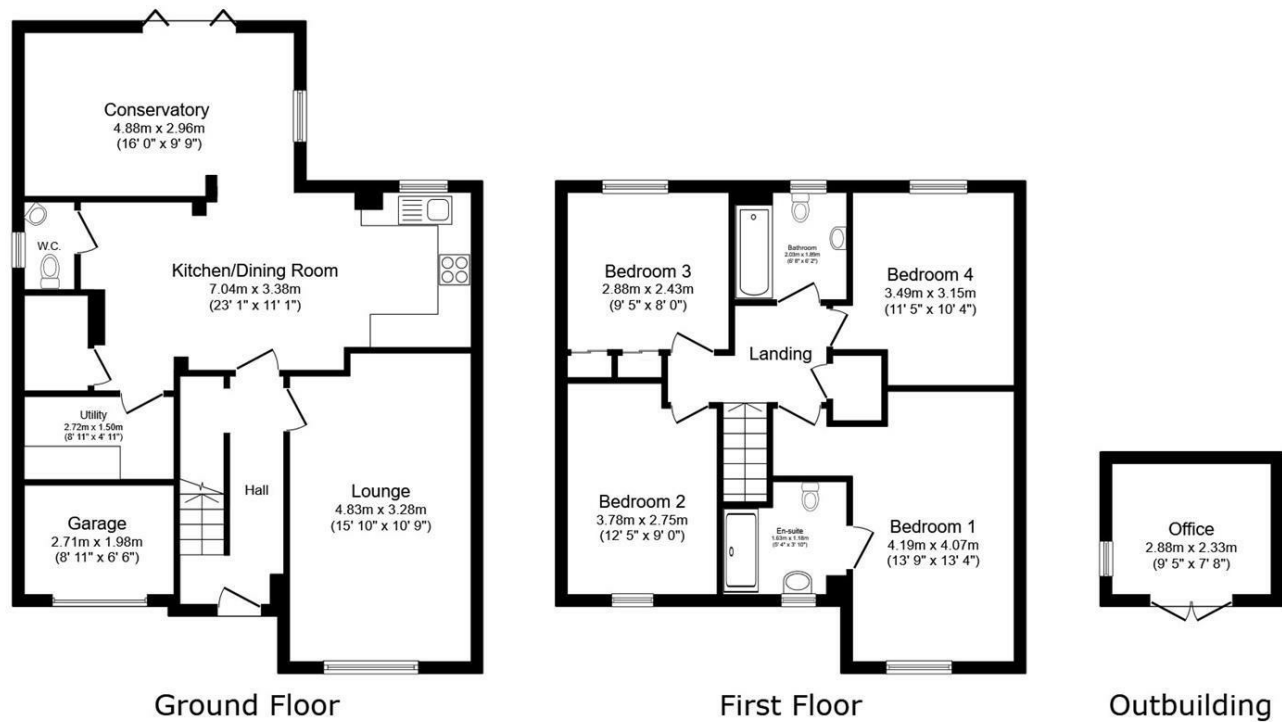
Free Market Appraisals / Valuations

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.

Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan



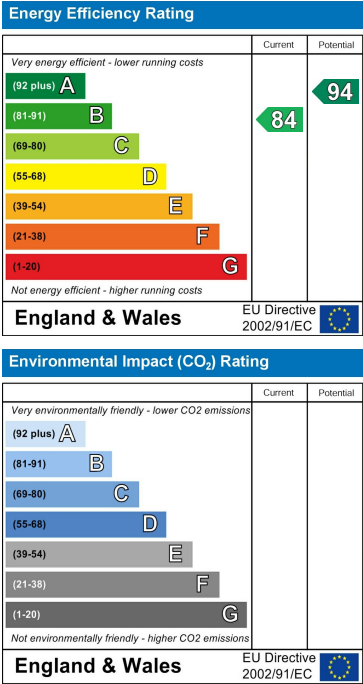
Total floor area: 146.0 sq.m. (1,571 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.