Whitakers
Estate Agents

5 Horrox Court, Hull, HU12 9SJ

£259,950

Whitakers Estate Agents are pleased to introduce this well-proportioned four-bedroom home, positioned within Horrox Court in the East Riding village of Keyingham. Offering flexible accommodation suited to modern family life, the property also enjoys a pleasant village setting with local schooling, recreation grounds and playing fields nearby, alongside convenient bus connections towards Hedon, Hull and Withernsea.

Upon entering, the hallway provides access to the principal ground-floor accommodation. The through lounge and dining room enjoys natural light from both elevations, with French doors opening onto the rear garden, while the contemporary fitted kitchen features high-gloss units and a selection of integrated appliances. A ground-floor W.C. adds practicality, with a separate sitting/hobby room providing useful additional living space and opening into the timber-built summer house.
To the first floor are four bedrooms and the family bathroom. Bedroom one is particularly well appointed with its own dressing area, en-suite wet room and balcony overlooking the rear garden, while the main bathroom is furnished with a four-piece suite incorporating both a bath and separate walk-in shower.

Externally to the front approach, the property is partly laid with artificial grass and complemented by decorative planting, while a paved driveway provides off-street parking. The enclosed rear garden has been arranged with ease of maintenance in mind, being mainly laid with artificial grass and complemented by wooden decked seating areas and gravelled sections.

Accommodation Comprising

Entrance & Hallway

A contemporary front entrance door opens to welcome you in to view the generously proportioned accommodation on offer.

Through Lounge Dining Room 22'2" x 12'4" (6.77 x 3.77)

A light and airy through lounge to dining area with two double glazed window to front elevation and French doors opening out to the rear garden, allowing ample light to flow through. A comfortable seating area with a media wall being the focal point. Radiator and open to the dining area with ample room for the table & chairs, perfect for family gatherings and entertaining.

Lounge

Dining Area

French doors opening out to the rear garden.

Family Kitchen 8'8" x 14'9" (2.65 x 4.52)

At the heart of this family home is the family kitchen, perfect for the culinary member of the family with a superb range of contemporary high gloss units with complimentary work surface and upstands. Fully integrated appliances including : dishwasher, fridge freezer and refuse drawer. Built in oven with four ring gas hob and contemporary extractor unit above. Two double glazed windows, radiator and vinyl flooring.

Kitchen

Utility Room 5'7" x 3'1" (1.72 x 0.95)

A useful utility room with plumbing for automatic washing machine and space for tumble dryer.

Ground Floor W.C.

Ground floor W.C with toilet and wash basin.

Sitting /Hobby Room 9'10" x 10'7" (3.00 x 3.24)

The sitting / hobby room has double glazed window to front elevation an French doors opening into the timber built summer house. Radiator and laminate flooring.

Landing

The spacious landing has two double glazed windows allowing ample light to flow through and doors providing access to the bedrooms and family bathroom.

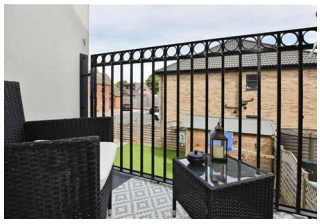
Bedroom One 11'3" x 12'4" (3.43 x 3.77)

A sumptuous double bedroom with En Suite Wet room, dressing area and Juliet balcony, enjoying views over the rear garden, a lovely area to sit and relax with your morning coffee. Two double glazed window to the front elevation, radiator and door to En Suite

Bedroom One & Dressing Area

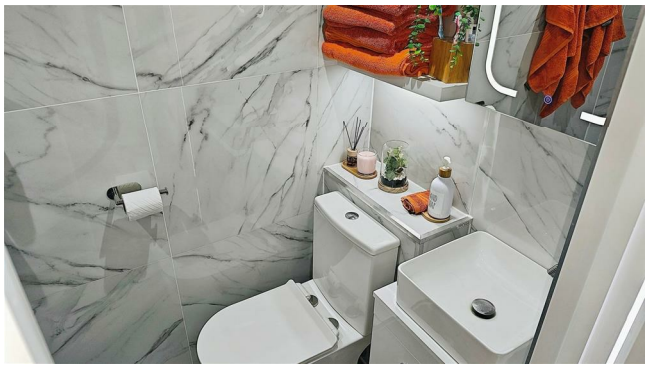
Open to a dressing area.

Bedroom One Balcony



A lovely area to enjoy your morning coffee, enjoying views over the rear garden.

Bedroom One En Suite/ Wet Room



A contemporary wet room with marble effect tiling to walls and resin flooring. Low level W.C. and vanity unit housing the wash basin with useful storage below.

Bedroom Two 11'1" x 10'4" (3.40 x 3.15)

A double bedroom with double glazed window and radiator. Ample space for bedroom furniture.

Bedroom Three 8'8" x 8'8" (2.65 x 2.66)

A double bedroom built in storage units. Double glazed window

Bedroom Four 8'9" x 8'10" (2.67 x 2.71)

A double bedroom with double glazed window and radiator.

Family Bathroom

A fully tiled bathroom with laminate flooring, UPVC double glazed window and central heating radiator. Four-piece suite comprising panelled bath with mixer tap and shower, walk-in enclosure with mixer shower, vanity unit housing the wash basin with useful storage below, and low level W.C.

Patio & Summer House

Gardens

The enclosed rear garden is accessed via a gate off the private cul de sac or from the French doors of the dining area / summer house and is mainly laid with artificial grass for ease of maintenance, with wooden decking seating areas and gravelled sections.

Front Parking Area

Externally to the front approach, the property is partly laid with artificial grass and complemented with decorative planting. A paved driveway provides off-street parking and is bordered by boundary hedging.

Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band B

EPC Rating

EPC rating C

Making An Offer

In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

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.

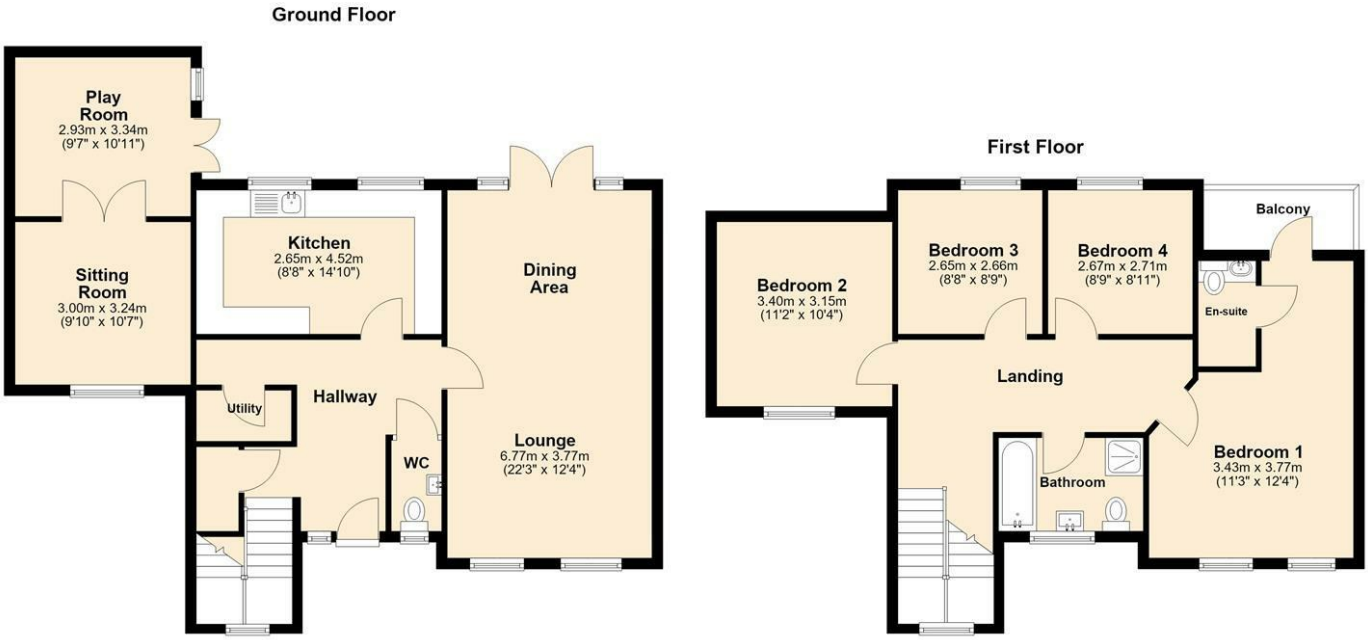
Material Information.

Construction - Standard
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage / Signal - O2/EE/Vodafone & Three all okay
Broadband - Basic 7 Mbps / Superfast 80 Mbps / Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

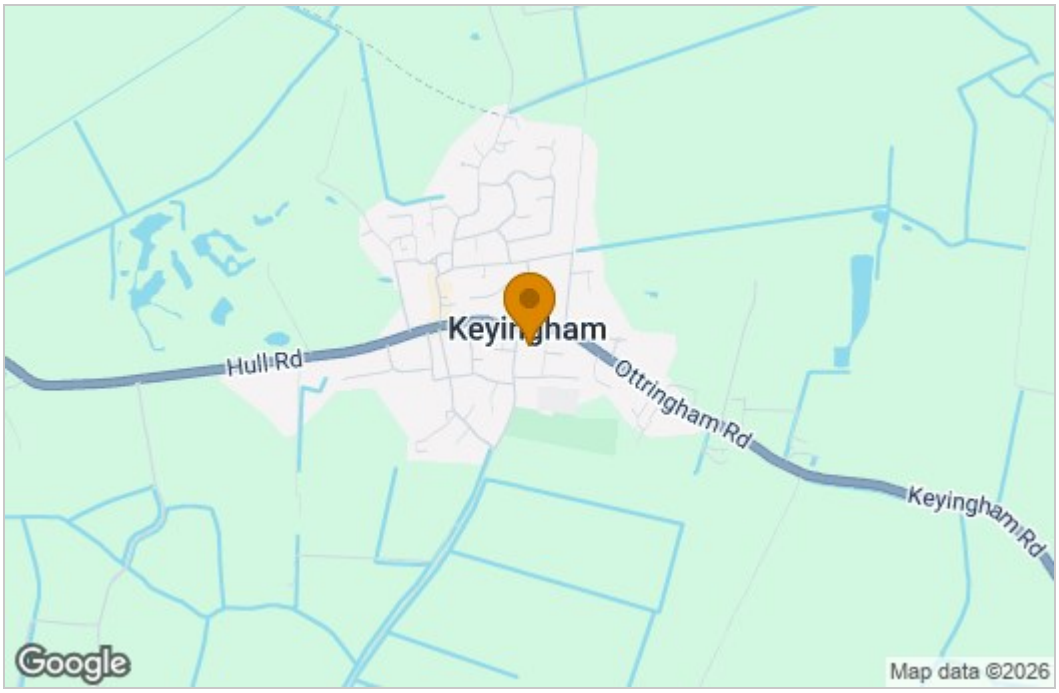
Whitakers Estate Agent Declaration.

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.

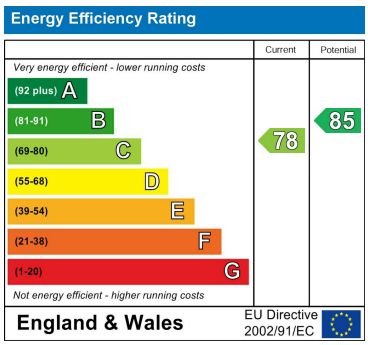
Floor Plan

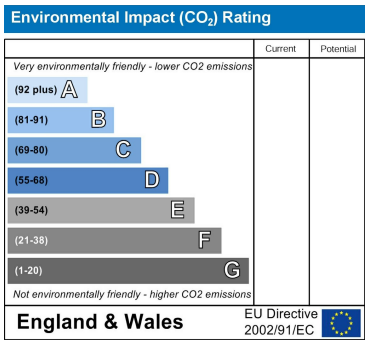


Area Map



Energy Efficiency Graph





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