Whitakers
Estate Agents

10 Saltwell Park, Hull, HU7 3HW

Offers In The Region Of £245,000

Whitakers Estate Agents are pleased to introduce this neatly presented detached family home, situated within the popular Kingswood development and ideally placed for access to a wide range of local amenities, including retail and leisure facilities, well-regarded schools, and excellent transport links providing convenient connections to Hull city centre and the surrounding areas.

Externally to the front aspect, there is a lawned garden with a paved side driveway providing off-street parking and leading to an integral garage, accessed via a roller shutter door.

Upon entry, the resident is greeted by a welcoming entrance hall incorporating a cloakroom, which in turn leads to an open-plan lounge / dining room with adjoining conservatory, together with a fitted kitchen and separate utility room.

A fixed staircase rises to the first-floor landing, which benefits from access to the loft space and a useful storage cupboard. The accommodation further comprises a master bedroom with en-suite facilities, a fitted double bedroom with built-in wardrobe, and two additional double bedrooms. All rooms are served by a bathroom furnished with a three-piece suite.

French doors from the conservatory open onto the enclosed rear garden, which is predominantly laid to lawn with decorative planting and well-stocked borders, complemented by a patio seating area that provides a pleasant space to enjoy the outdoors.

The accommodation comprises

Front external

Externally to the front aspect, there is a lawned garden with a paved side driveway providing off-street parking and leading to an integral garage, accessed via a roller shutter door.

Ground floor

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

Cloakroom
UPVC double glazed window, central heating radiator, and laminate flooring. Furnished with a two-piece suite comprising wash basin with dual taps, and low flush W.C.

Lounge / dining room

Lounge 14'3" x 10'3" (4.36 x 3.14)

Two UPVC double glazed windows, central heating radiator, fireplace with marbled inset / hearth and wooden surround, and laminate flooring.

Dining room 9'7" x 8'10" (2.93 x 2.70)

UPVC double glazed French doors to the conservatory, central heating radiator, and laminate flooring.

Conservatory 10'7" x 8'4" (3.24 x 2.55)

UPVC double glazed throughout with French doors opening to the rear garden, and laminate flooring.

Kitchen 10'4" x 9'10" (3.16 x 3.00)

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, plumbing for a dishwasher, and integrated oven with hob and extractor hood above.

Utility room 6'9" x 6'2" (2.08 x 1.90)

UPVC double glazed door and window, central heating radiator, and laminate flooring. Fitted with a worktop and base units, sink with mixer tap, and plumbing for a washer and a dryer.

Integral garage

With connection to lighting / power, and roller shutter door.

First floor

Landing

With access to the loft hatch, central heating radiator, built-in storage cupboard, and carpeted flooring. Leading to :

Master bedroom 14'11" x 10'3" (4.57 x 3.14)

Two UPVC double glazed windows, central heating radiator, built-in wardrobes, and carpeted flooring.

En-suite

UPVC double glazed window, central heating radiator, and partly tiled with laminate flooring. Furnished with a three-piece suite comprising walk-in shower enclosure, vanity sink with dual taps, and low flush W.C.

Bedroom two 11'2" x 8'0" maximum (3.42 x 2.45 maximum)

UPVC double glazed window, central heating radiator, built-in wardrobes, and carpeted flooring.

Bedroom three 9'6" x 8'2" (2.91 x 2.49)

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

Bedroom four 8'9" x 8'5" maximum (2.67 x 2.57 maximum)

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

Bathroom

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

Rear external

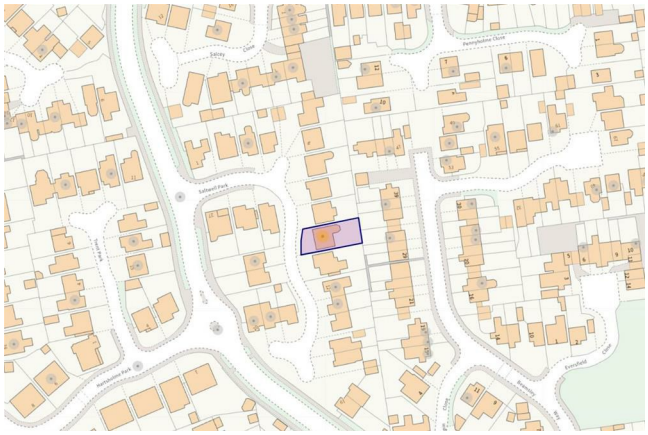
French doors from the conservatory open onto the enclosed rear garden, which is predominantly laid to lawn with decorative planting and well-stocked borders, complemented by a patio seating area that provides a pleasant space to enjoy the outdoors.

Seating areas

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 - Kingston Upon Hull
Local authority reference number - 00270051001007
Council Tax band - D

EPC rating
EPC rating - TBC

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Ultrafast 5500 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.

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.

Offering on a property
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.

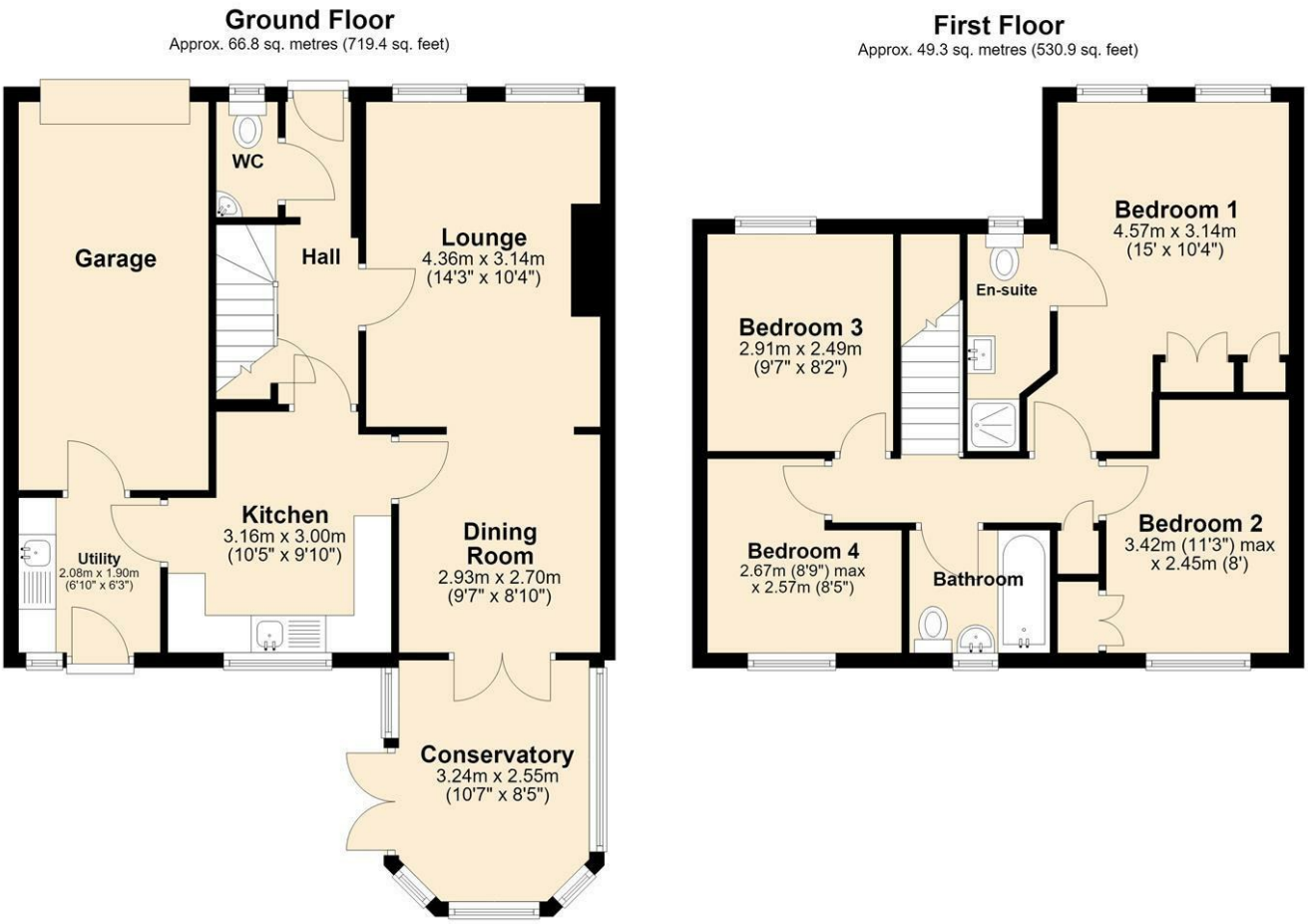
Whitakers Estate Agent Declaration
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

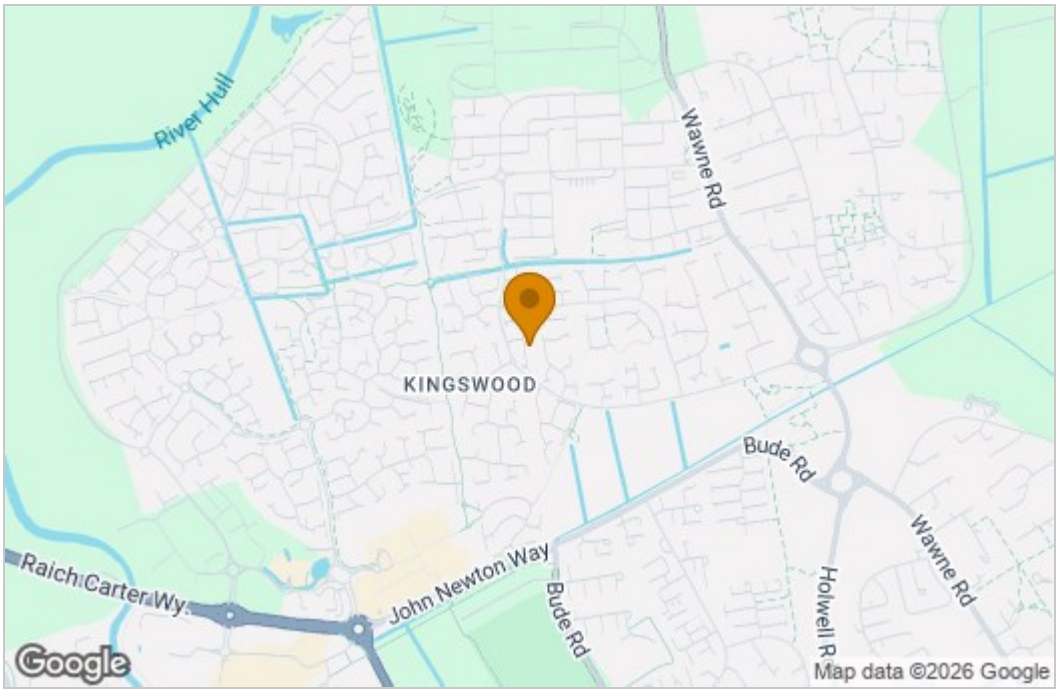
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Floor Plan

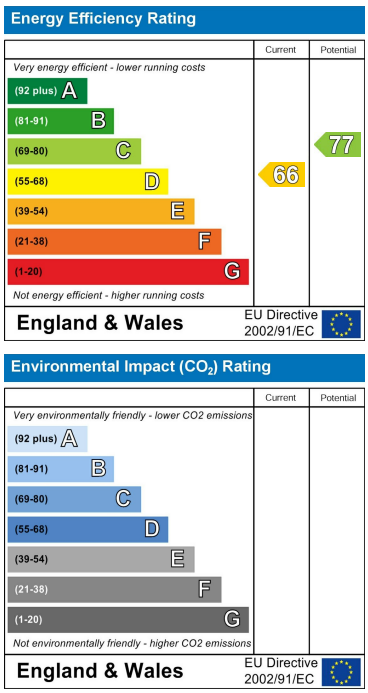


Total area: approx. 116.2 sq. metres (1250.4 sq. feet)

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

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