

Whitakers

Estate Agents



78 Annandale Road, Kirk Ella, HU10 7UP

£350,000

No Onward Chain!

This well presented four bed link detached property is offered to the market with no onward chain, situated in Kirk Ella which is one of the regions most sought after locations, boasting a fantastic primary school and easy access to the A63/ M62 motorway networks going West.

The well presented accommodation has been the subject of vast improvement over the years now offered as move into condition ready to enjoy from day one.

The main features include - entrance, 16' lounge, open plan fitted kitchen / diner with French doors that open out to the garden, snug / office with built in utility cupboard which is plumbed for two washing machines and useful ground floor W.C.

The first floor boasts three good sized bedrooms (master en suite) (beds one and two are fitted) together with the well appointed family bathroom suite and fixed stairs leading to the second floor, with spacious landing and bedroom four.

Externally to the front is a gated low maintenance garden designed to accommodate multiple cars leading to the store (former garage). The rear garden is enclosed to the boundary and mainly laid to lawn with a paved

Accommodation Comprises

Entrance

UPVC double glazed door leading to the hallway.

Hallway



UPVC double glazed window, storage cupboards and radiator.

WC



Low flush WC, corner vanity sink, radiator and part tiled.

Lounge 16'5 x 12'2 (5.00m x 3.71m)



Three UPVC double glazed windows and radiator.

L Shaped Open Plan Kitchen 16'5 x 12'3 (5.00m x 3.73m)



UPVC double glazed French doors, a range of base, wall and drawer units with work tops above. Integrated double oven, hob and extractor hood, dishwasher and microwave. Sink unit with drainer, mixer tap and instant boiling water tap. Breakfast bar, two radiators and door leading to the snug.

Snug 12'9 x 7'8 (3.89m x 2.34m)



UPVC double glazed French doors, built in utility cupboard, plumbing for two washing machines and radiator.

First Floor

Two UPVC double glazed windows, stairs leading to the second floor and storage cupboard.

Bedroom One 16'5 x 9'3 (5.00m x 2.82m)



UPVC double glazed window, fitted wardrobe and radiator.

En Suite



Mixer shower, vanity sink, low flush toilet and partially tiled.

Bedroom Two 12'4 x 9'0 (3.76m x 2.74m)



UPVC double glazed window, fitted wardrobe and radiator.

Bedroom Three 10'0 x 9' (3.05m x 2.74m)



UPVC double glazed window and radiator.

Bathroom 6'11 x 6'6 (2.11m x 1.98m)



UPVC double glazed window, low flush WC, vanity sink unit, Jacuzzi style bath with mixer shower and radiator.

Second Floor Landing

UPVC double glazed window and storage cupboard.

Bedroom Four 13'6 x 8'1 (4.11m x 2.46m)

UPVC double glazed window and radiator.

Externally



Externally to the front is a gated low maintenance garden designed to accommodate multiple cars leading to the store (former garage). The rear garden is enclosed to the boundary and mainly laid to lawn with a paved patio seating area to enjoy Al Fresco dining in the warmer months.

Tenure

The property is freehold.

Council Tax Band

Council Tax Band D.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - High

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

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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.

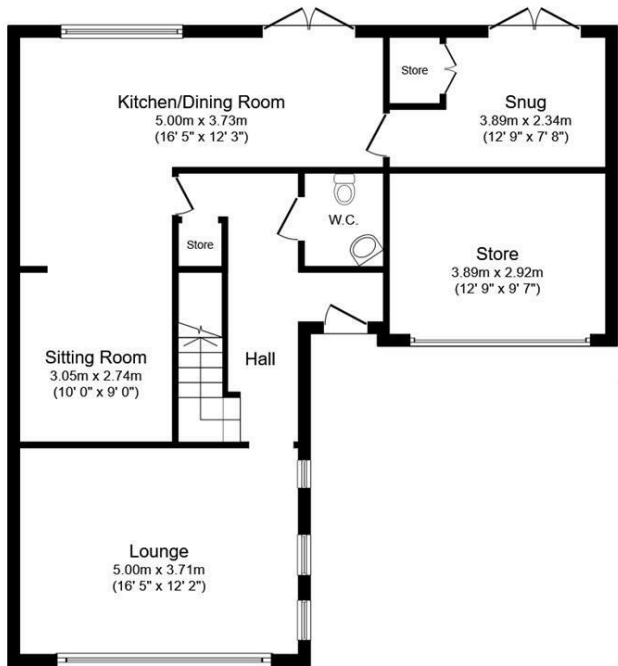
Agents Notes

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.

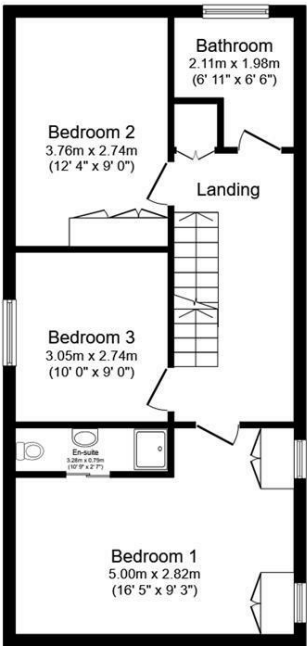
Free Market Appraisals / Valuations

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.

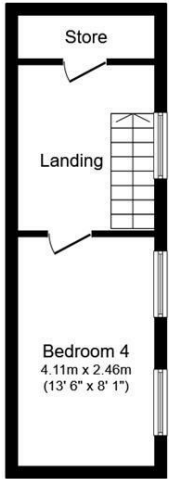
Floor Plan



Ground Floor
Floor area 84.4 sq.m. (909 sq.ft.)



First Floor
Floor area 55.4 sq.m. (596 sq.ft.)



Second Floor
Floor area 20.0 sq.m. (215 sq.ft.)

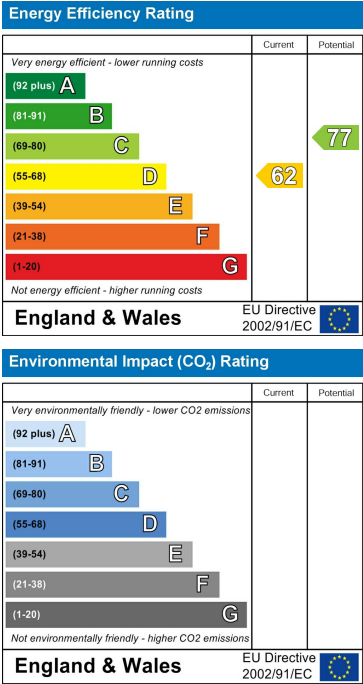
Total floor area: 159.8 sq.m. (1,720 sq.ft.)

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