

# Whitakers

Estate Agents



## 75 Ellesmere Avenue, Hull, HU8 9BS

**Asking Price £250,000**

THIS STUNNING EXTENDED 3 BEDROOM SEMI DETACHED HOME REALLY DOES NEED TO BE VIEWED TO BE FULLY APPRECIATED!

Occupying an enviable corner plot with EXTENSIVE REAR GARDENS, DOUBLE GARAGE AND DRIVEWAY PARKING FOR MULTIPLE VEHICLES, the property has been extended to the rear to create an amazing OPEN PLAN KITCHEN/GARDEN ROOM and is ideal for the al-fresco lifestyle and family entertaining.

Immaculately maintained and improved by the current owners to the highest standard, this represents a rare opportunity to own an AMAZING family home IN A MOST SOUGHT AFTER LOCATION in true MOVE-IN condition!

Well situated for highly regarded local primary and senior schools as well as the shops and amenities of nearby Holderness Road, the property briefly comprises; Entrance Hallway, welcoming front Lounge/Dining Room and luxurious shower room whilst to the rear lies the centre point of the house, the stunning open plan kitchen/Garden Room with bi-folding doors to the garden.

To the first floor there are 3 generous bedrooms and a well appointed family bathroom whilst externally the private driveway provides off road parking for multiple vehicles and leads to the DETACHED DOUBLE GARAGE WITH WORKSHOP, however it is the STUNNING REAR GARDENS with fruit bearing apple and pear trees which really set this property apart!

Opportunities to own properties of this calibre really do not come up often hence early viewing is HIGHLY RECOMMENDED!

## The Accommodation Comprises

### Entrance Hallway



Composite entrance door into welcoming hallway with tiled flooring, central heating radiator, stairs to first floor and under stair storage.

### Lounge/Dining Room 13'4 x 11'10 (4.06m x 3.61m)



Currently used as a dining room with uPVC bay window to front aspect, carpeted flooring and central heating radiator.

### Downstairs Shower Room 10'8 x 4'7 (3.25m x 1.40m)



The luxurious shower room comprises dual head walk-in shower, vanity hand wash basin and concealed cistern wc. Fully tiled to walls and flooring, heated towel rail, storage cupboard, ceiling spot light, illuminated mirror and extractor fan.

### Open Plan Kitchen/Garden Room 21' x 16'3 (6.40m x 4.95m)



The stunning rear open plan kitchen/garden room

comprises a range of contemporary fitted wall, base and pull out larder units with contrasting Granite work surfaces and splash backs. 6 burner gas hob with extractor over and mid level electric double oven with integrated microwave oven. Undermounted 1 1/2 bowl sink/drain, integrated washing machine and dish washer and integrated fridge freezer. Breakfast bar seating with Granite work surface, cupboard storage and integrated wine fridge. The tiled flooring extends into the spacious garden room with ample room for family living and relaxation and bi-folding doors opening onto the patio. There are twin Velux windows above, side uPVC window, a central heating radiator and under floor heating throughout.

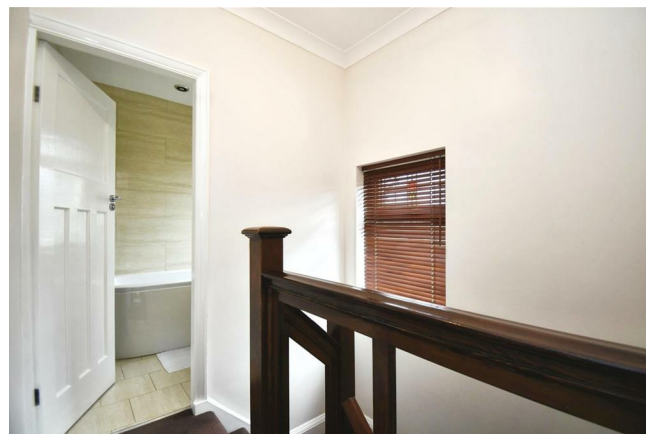
### Kitchen



### Garden Room



### First Floor Landing



Stairs from entrance hallway to first floor landing with uPVC window to side aspect and carpeted flooring.

### Bedroom One 13'3 x 11'1 (4.04m x 3.38m)



Double bedroom with uPVC bay window to front aspect, fitted wardrobes, carpeted flooring and central heating radiator.

### Bedroom Two 11'1 x 11'1 (3.38m x 3.38m)



Double bedroom with uPVC window to rear aspect, fitted wardrobes, carpeted flooring and central heating radiator.

### Bedroom Three 7'6 x 6'6 (2.29m x 1.98m)



Single bedroom with uPVC window to front aspect, fitted wardrobe, carpeted flooring and central heating radiator.

### Family Bathroom



The well appointed family bathroom comprises bath, low flush wc and hand wash basin. Fully tiled walls and flooring, heated towel rail, ceiling spot lights and extractor fan with uPVC window to side aspect.

### Outside



To the front of the property is a low maintenance walled garden laid to decorative aggregate whilst the spacious private side driveway leads to the double garage and provides off road parking for multiple vehicles. Gate access leads to the amazing rear garden which is laid mainly to lawn with mature plants, shrubs and fruit bearing apple and pear trees whilst the spacious paved patio seating area provides ample space for entertaining and al-fresco living! There is a large greenhouse, handy storage shed and perimeter fencing affording a good level of privacy.

### Rear Garden



### Garage 20' x 18' (6.10m x 5.49m)

The Double Garage features a remote control roller door and independent electric supply

### Workshop 10' x 18' (3.05m x 5.49m)

The well equipped workshop features independent power supply and security door into garden.

### Tenure

The property is Freehold

### Council Tax

Council Tax band C

Kingston upon Hull City Council

### EPC

EPC rating C

### 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 sales 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 - Brick/Tile

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 22 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - 09/01092/FULL | (12-11-2009)

Status: Application Permitted

Erection of single storey rear extension (4.7m long x 5.7m wide x 3.8m high; 15'5" x 18'8" x 12'5"). (Revised Resubmission).

09/00306/FULL | (27-03-2009)

#### 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 show 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

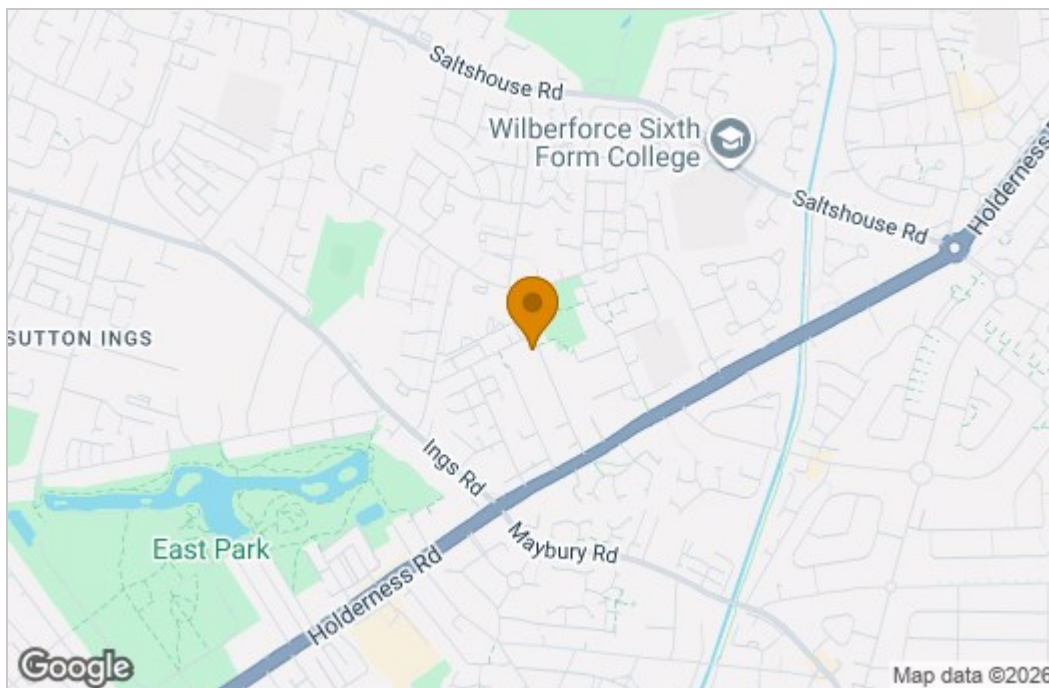
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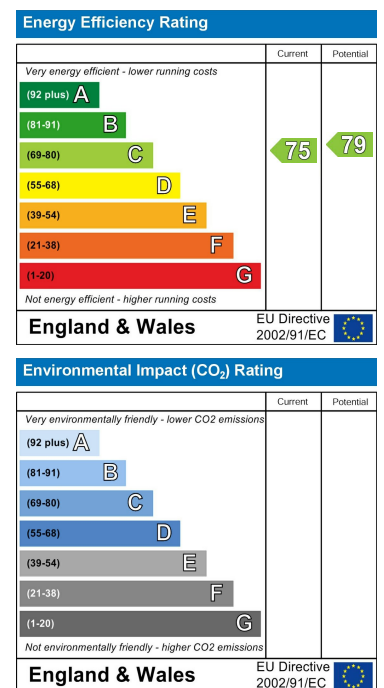
# Floor Plan



# Area Map



# Energy Efficiency Graph



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