

Whitakers

Estate Agents



7 The Meadows, Hull, HU6 0AU

Offers In The Region Of £369,950

Situated in the sought after village of Dunswell, within easy reach of the Hull City centre and Beverley and a short distance from all of the shopping and leisure amenities that the Kingswood development has to offer, this detached property has plenty of space for the growing family unit.

The accommodation briefly comprises reception hall, lounge through to a dining area, a day room, kitchen with fitted appliances through to a second day room and a utility room to the ground floor. Four bedrooms to the first floor with the master enjoying en suite amenities and a family bathroom and there are two further rooms to the top floor and these are served by a shower room. Having gas central heating to radiators and double glazing, the property stands in pleasant gardens and internal inspection of this spacious property is encouraged.

Entrance Hall



Attractive tiled floor ,a radiator and staircase off.

Cloak Room



Tiled flooring continues, a radiator, a low level wc unit and a wash hand basin

Lounge/Snug Area 16'1" x 7'6" (4.92 x 2.30)



Window to the side aspect, a radiator and there is a "media wall" with an attractive log effect electric fire below. Opens to; Snug Area with windows to the two side aspects of the room with French doors and screens to the rear giving access to the rear garden. There is also a radiator.

Play Room 19'7" x 13'10" (5.97 x 4.24)



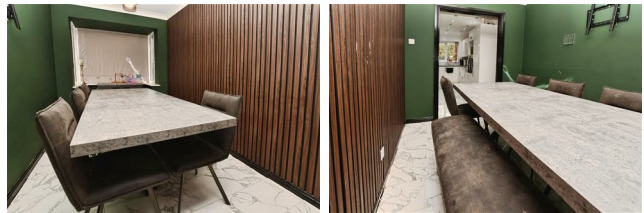
uPVC patio doors to the front aspect, carpeted flooring and radiator.

Fitted Kitchen 14'6" x 7'9" (4.44 x 2.37)



A lovely range of fitted floor and wall units with contrasting preparation surfaces having an inset resin sink unit with mixer tap. Window to the rear aspect , spotlights to the ceiling, tiled flooring continues, partially tiled walls and integrated appliances include an electric oven, four ring electric hob, a contemporary over head extractor canopy, fridge freezer and a dishwasher. Opens to :

Dining Room 12'3" x 7'4" (3.75 x 2.25)

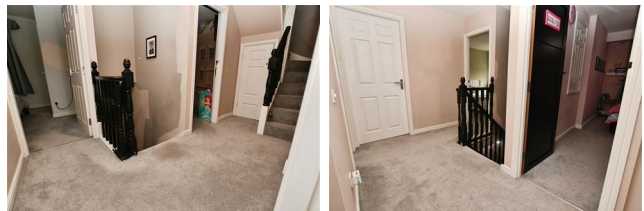


A square bay window to the front aspect, tiled floor again continues and there is a radiator.

Utility Room 13'0" x 7'4" (3.98 x 2.24)

Tiled floor, wall cupboard and a work surface

First Floor



Carpeted Flooring with stairs leading to the top floor with storage cupboard.

Bedroom Five 7'4" x 11'0" (2.26 x 3.37)



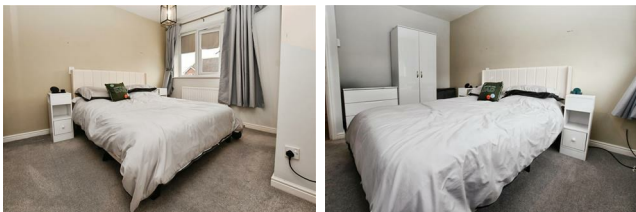
Window to the rear aspect aspect, built in storage cupboard and a radiator.

Bedroom Six 7'10" x 10'9" (2.39 x 3.29)



Window to the rear aspect and a radiator.

Bedroom One 12'1" x 10'4" (3.70 x 3.17)



Window to the front aspect and a radiator.

En Suite



A plumbed shower unit within a corner enclosure, wash hand basin within a vanity unit and a low level wc. Tiled walls and floor, spotlights to the ceiling and a heated towel rail.

Bedroom Two 15'1" x 7'8" (4.60 x 2.36)



Window to the front aspect and a radiator.

Family Bathroom



A white suite to comprise panelled bath with shower attachment, wash hand basin within a vanity unit and a low level wc. Tiled walls and floor, spotlights to ceiling and a chrome heated towel rail.

Top Floor

Bedroom Four 8'9" x 16'1" (2.67 x 4.91)
Two windows to the rear aspect and a radiator.

Bedroom Three 10'11" x 13'11" (3.35 x 4.26)
Two "Velux" style windows to the front aspect and a radiator.

Shower Room

An electric shower unit within an enclosure, wash hand basin with a pedestal and a low level wc. Tiled floor, partially tiled walls and there is a radiator.

Gardens



To the front of the property is paved and to the rear is a garden of good proportion, laid to artificial lawn with an extensive paved patio area.

Council Tax

East riding Of yorkshire council - band E

Tenure

This property is freehold

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.

Whitakers Estate Agent Declaration:

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Material Information:

Construction - Brick under a tiled roof

Conservation Area -No

Flood Risk -Medium

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

Broadband - Basic 8 mbps Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

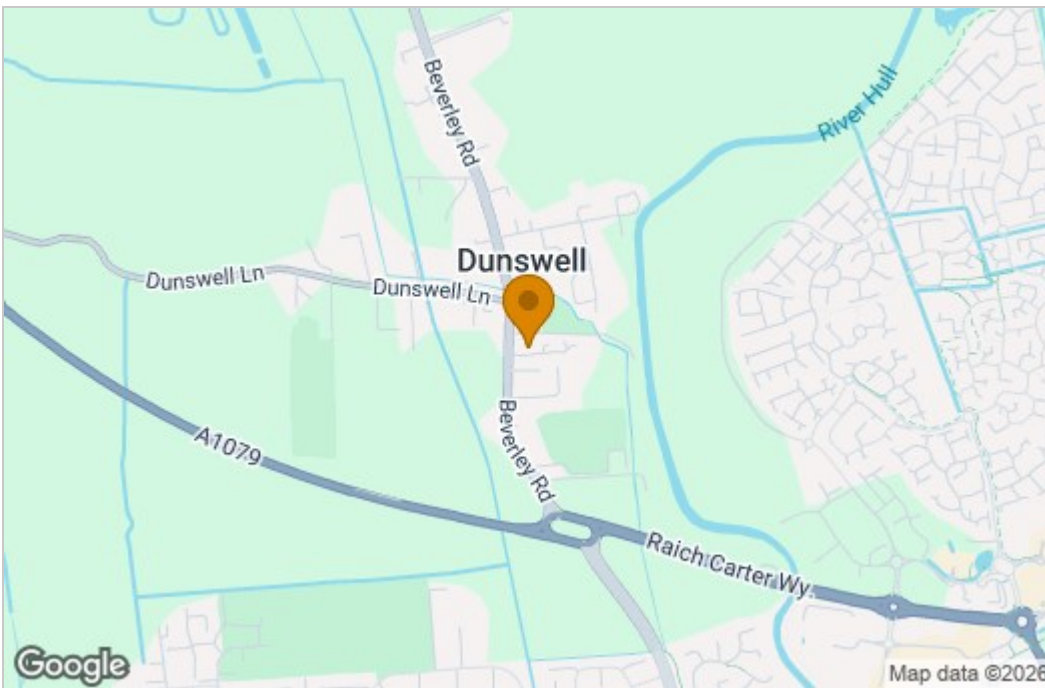
P l a n n i n g -

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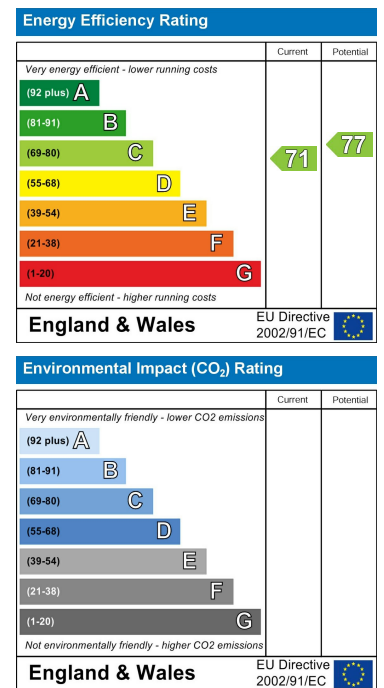
Floor Plan



Area Map



Energy Efficiency Graph



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