

## 1 Whitstable Close, Hull, HU8 9XR

**£280,000**

This four double bedroom end of terrace property is a must see! With large & spacious accommodation the property is ideal for the growing family! The property has ample off street parking tot he front driveway! To the rear is an easily maintainable garden with a garden bar! Installed with gas central heating & double glazing. Accommodation briefly comprises; lounge, dining room, kitchen, sitting room, utility room and W/C to the ground floor. The first floor comprises; landing, four double bedrooms and bathroom. To the front of the property is a large driveway with space for multiple vehicles. To the rear is a fully enclosed garden designed for ease of maintenance with patio and artificial turf and entry into the garden bar.

## Ground Floor

### Lounge

With bay windows to the front, carpet flooring and radiator.

### Dining room

With window to the rear, laminate flooring, radiator and French doors to the rear.

### Kitchen

With window to the side, laminate flooring, range of wall & base units with contrasting work surface, integrated double fridge & freezer, wine cooler, dishwasher, double electric oven, halogen hob, extractor hood, sink unit with mixer tap and door to rear.

### Sitting room

With window to the front, laminate flooring and radiator.

### Utility room

With laminate flooring, radiator, work surface & units, tiled splash backs, sink & mixer tap, plumbing for automatic washing machine and space for dryer.

### Downstairs W/C

With laminate flooring, wall mounted hand wash basin and low flush w/c.

## First floor

### Landing

With carpet flooring and doors to:

### Bedroom

With window to the front, carpet flooring, radiator and fitted wardrobes.

### Bedroom

With window to the front, laminate flooring, radiator and fitted wardrobes.

### Bedroom

With window to the rear, laminate flooring and radiator.

### Bedroom

With windows to the rear, carpet flooring and radiator.

### Bathroom

With tiled flooring, vertical radiator, tiled walls, low flush w/c, vanity hand wash basin and P shaped bath with shower over.

## Exterior

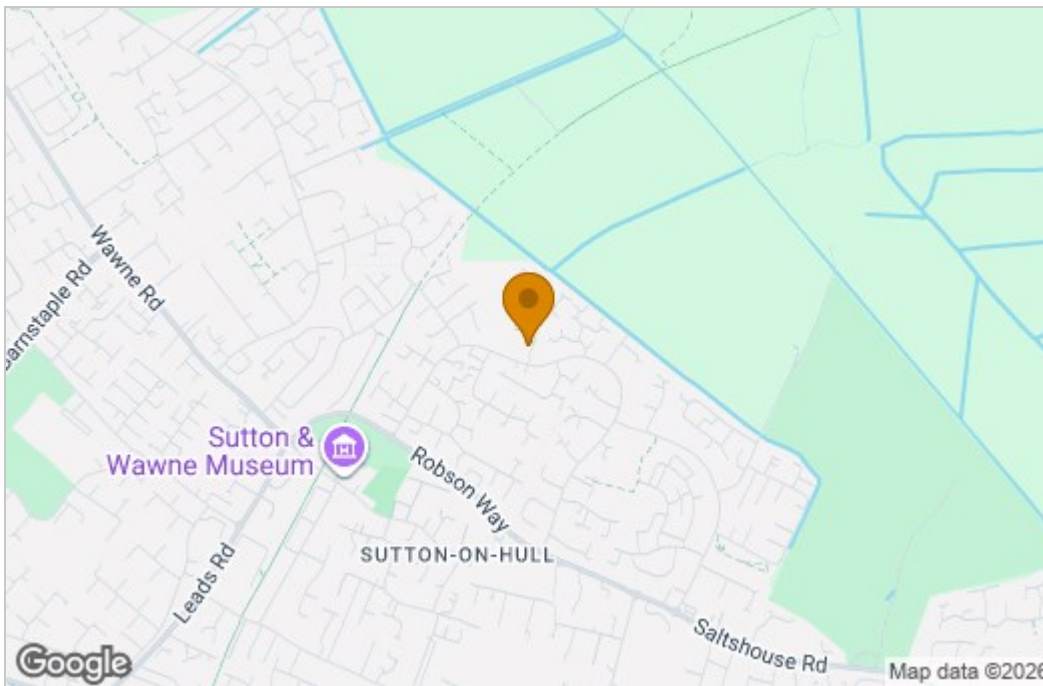
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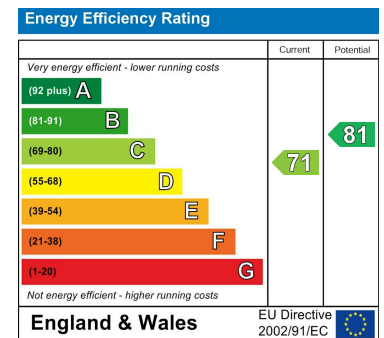
## Floor Plan



## Area Map



## Energy Efficiency Graph



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