

Whitakers

Estate Agents



10 Farrier Close, Hull, HU7 3DW

£315,000

THIS OUTSTANDING 4 BEDROOM DETACHED HOME IS AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN!

Nestled in the corner of a peaceful and sought after cul-de-sac in a prime position on the ever popular Kingswood development, this outstanding family home offers most spacious contemporary accommodation, ideal for the growing family!

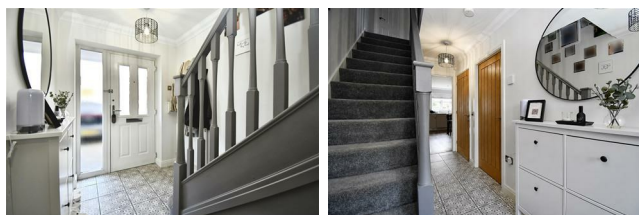
Ideally positioned for highly regarded Primary and Secondary school together with the wide range of retail and leisure facilities available at Kingswood Retail Park, the property is also just a short walk from the charming Village Green and its own retail and leisure outlets!

Tastefully and stylishly presented throughout, the property has been lovingly and thoughtfully maintained and improved by the current owners and briefly comprises to the ground floor, a spacious entrance hallway with downstairs cloakroom and a welcoming front lounge whilst to the rear, the amazing kitchen/dining/family room boasts an additional cinema room, perfect for relaxation and entertaining! To the first floor, the galleried landing gives access to 4 generously sized DOUBLE bedrooms, the master being ensuite together with a family bathroom.

Also benefitting from front and rear gardens, driveway parking for two vehicles and EV charging point together with gas central heating and uPVC double glazing throughout, internal viewing is imperative to fully appreciate the standard and scale of the accommodation available!

The Accommodation Comprises

Entrance Hallway



Covered storm porch with composite entrance door and glazed side panel opens into the spacious hallway with tiled flooring, central heating radiator, under stair cupboard and stairs to the first floor

Lounge 11'8 x 9'4 (3.56m x 2.84m)



The welcoming lounge features a uPVC bay window to front aspect, carpeted flooring and central heating radiator

Downstairs Cloakroom



With entrance door from the hallway, the downstairs cloakroom features a low flush wc, hand wash basin, tiled flooring, part tiled walls, heated towel rail and uPVC window to the side aspect.

Kitchen/Dining/Family Room 25'6 x 15' (7.77m x 4.57m)



The focal point of the property is the amazing rear kitchen/dining/family room with vinyl flooring throughout, two central heating radiators and a uPVC window and French doors into the rear garden providing an outstanding space for relaxation and entertaining.

Kitchen



The kitchen is equipped with a range of contemporary fitted wall and base units with quartz work surfaces and splash backs. There is a NEFF induction hob with extractor over and mid level NEFF double oven together with a composite under mount sink/drain. A NEFF integrated fridge/freezer, dish washer and automatic washing machine complete the kitchen.

Dining/Family Room



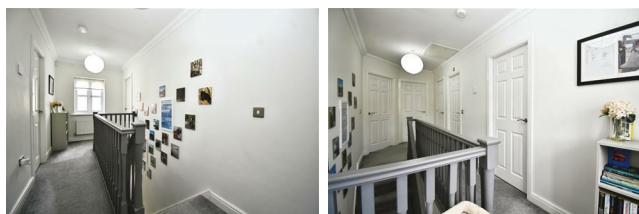
The spacious dining/family room provides ample space for family dining and entertaining with uPVC French doors to the garden and access to the.....

Cinema Room 10'8 x 8'8 (3.25m x 2.64m)



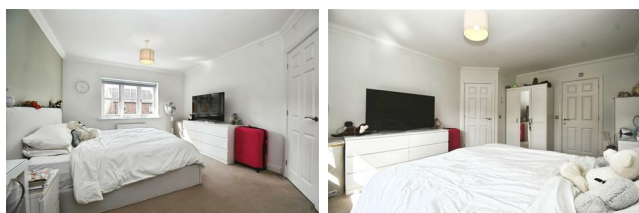
This cozy room is perfect for enjoying a movie with carpeted flooring and central heating radiator.

First Floor Landing



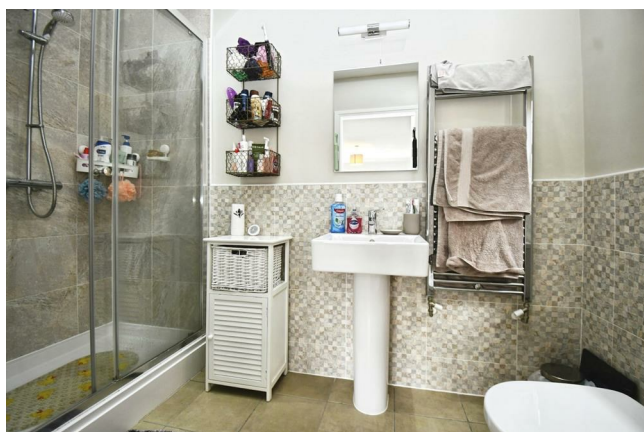
Stairs from the entrance hallway rise to the impressive landing with uPVC window to front aspect, carpeted flooring, central heating radiator, storage cupboard and loft access hatch.

Bedroom One 15'6 x 11'11 (4.72m x 3.63m)



Master bedroom with uPVC window to rear aspect, carpeted flooring, central heating radiator and door into.....

Ensuite



The spacious ensuite features a double walk in shower with mains twin head shower and glazed screen, low flush wc and hand wash basin. Tiled flooring, part tiled walls, extractor fan and uPVC window to side aspect.

Bedroom Two 13'4 x 11'3 (4.06m x 3.43m)



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

Bedroom Three 11'3 x 9'3 (3.43m x 2.82m)



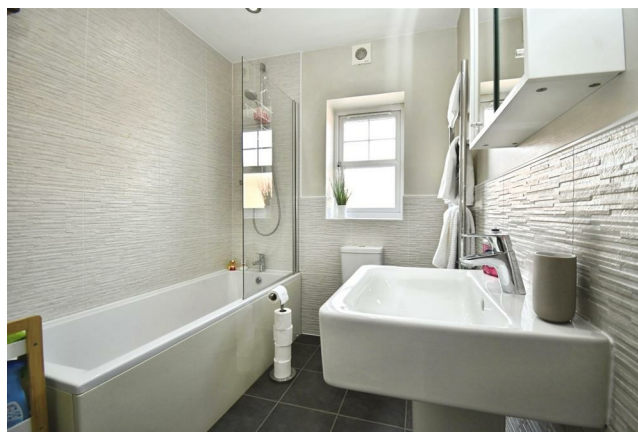
Double bedroom with uPVC window to front aspect, carpeted flooring and central heating radiator.

Bedroom Four 10' x 9'5 (3.05m x 2.87m)



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

Family Bathroom



Family bathroom comprising bath with mains shower over and fitted shower screen, low flush wc and hand wash basin. Heated towel rail, tiled flooring, half tiled walls, extractor fan and uPVC window to side aspect.

Outside



To the front of the property is a lawned garden with mature plants, trees and shrubs together with a block paved double driveway with EV charging point.

Garage

The garage has been converted to house the cinema room whilst still offering handy storage space to the front

Tenure

The property is Freehold

Council Tax

Council Tax band E

Kingston upon Hull City Council

EPC

Awaited

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 - Very Low

Mobile Coverage/Signal - EE, Vodafone, O2

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

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.

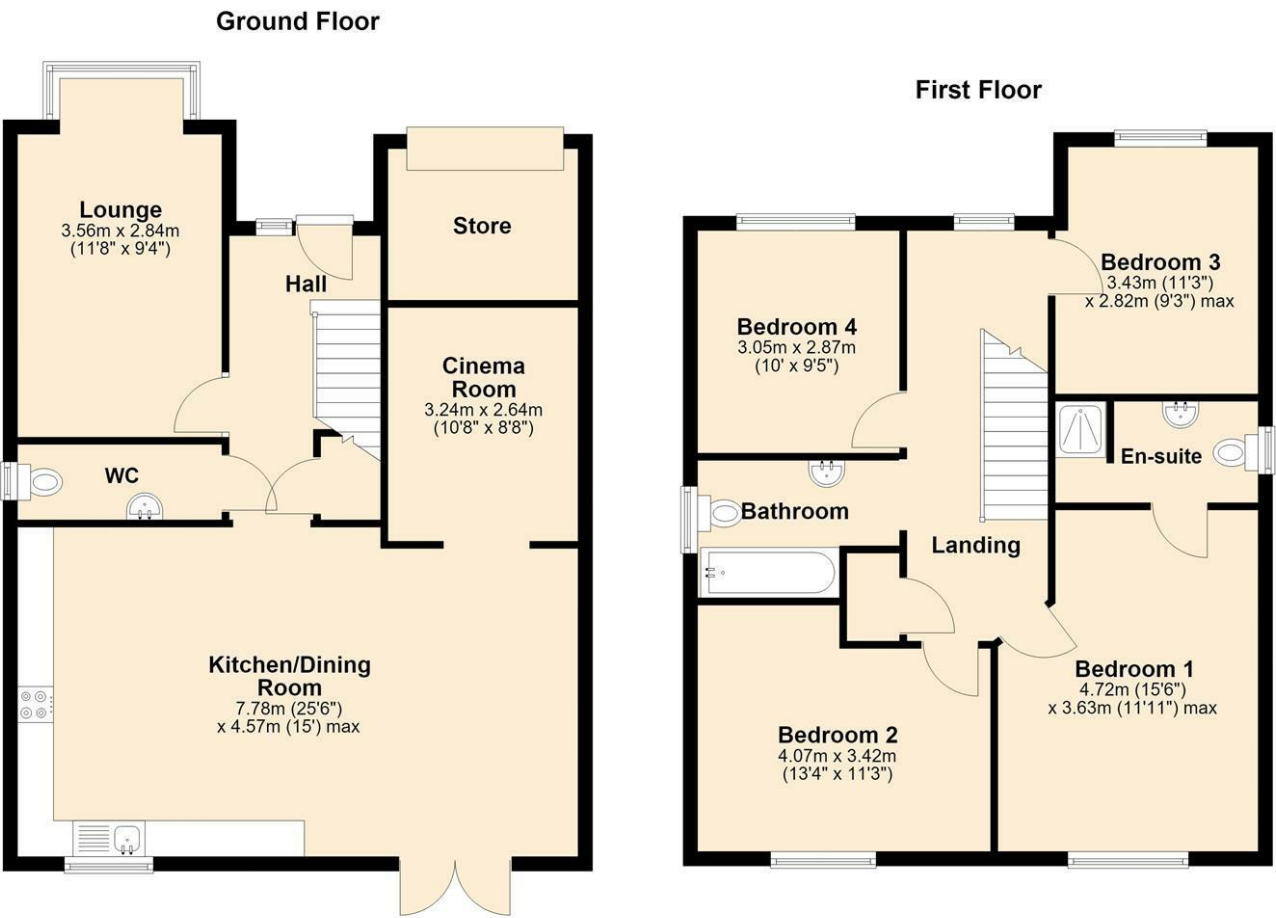
Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

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.

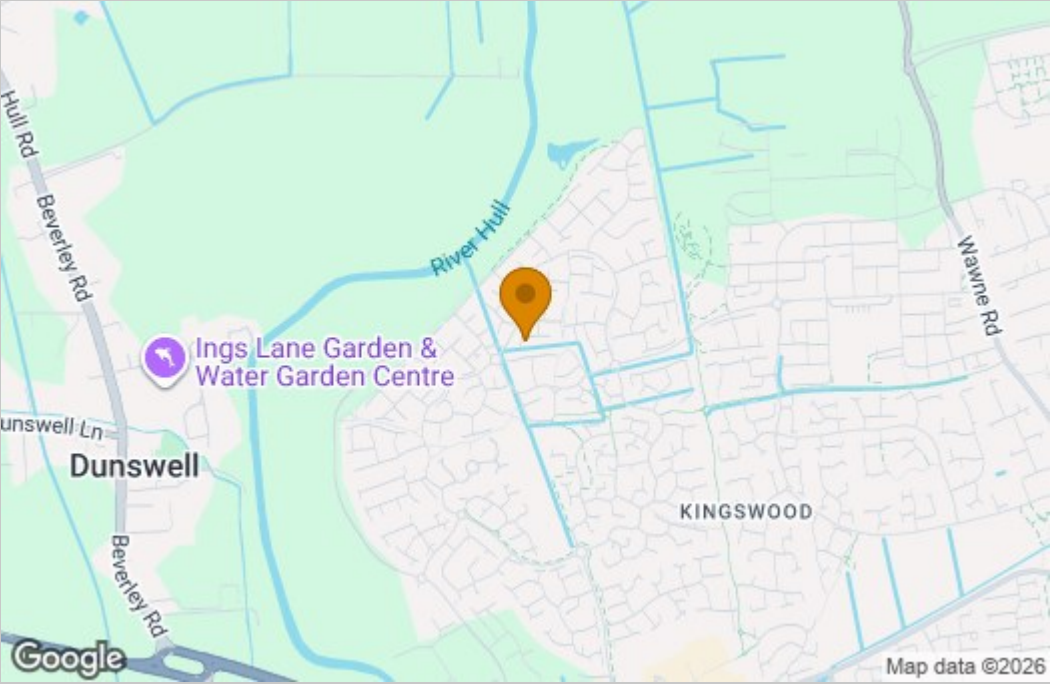
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be

made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

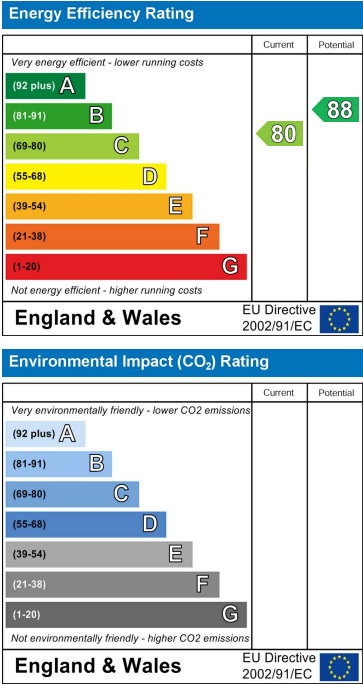
Floor Plan



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.