



## 1 Sittingbourne Close, Hull, HU8 9XQ

**Asking Price £299,950**

ENJOYING A TRANQUIL POSITION ON THIS SOUGHT AFTER DEVELOPMENT TO THE EAST OF THE CITY, THIS DETACHED FAMILY HOME IS BEAUTIFULLY PRESENTED IN "MOVE INTO" CONDITION AND REPRESENTS A VERSATILE OPPORTUNITY FOR THE GROWING FAMILY UNIT.

BRIEFLY AFFORDING ENTRANCE HALL, CLOAK ROOM, LOUNGE, DINING ROOM, CONSERVATORY WITH TILED ROOF, BESPOKE FITTED KITCHEN WITH APPLIANCES AND A SPACIOUS OFFICE FOR THE REMOTE WORKER TO THE GROUND FLOOR AND FOUR BEDROOMS OF GOOD PROPORTION WITH FAMILY BATHROOM AND MASTER EN SUITE, ACCESSED BY A GALLERY LANDING TO THE FIRST FLOOR. SET WITHIN ATTRACTIVE LANDSCAPED GARDENS HAVING A SUMMER HOUSE TO THE REAR AND A RESIN LAID DRIVEWAY TO ACCOMMODATE TWO CARS TO THE FRONT, THE PROPERTY SIMPLY REQUIRES INTERNAL INSPECTION IN ORDER TO APPRECIATE AND APPOINTMENTS TO VIEW ARE ENCOURAGED.

**Entrance Hall**  
Attractive laminate flooring and a radiator.

**Cloak Room**



Wash hand basin within a vanity unit, low level wc and a radiator.

**Lounge 15'7" x 12'9" (4.77 x 3.90)**



Beautiful timber floor covering, window to the front aspect, feature Adam style fire surround incorporating a gas pseudo effect solid fuel fire, two radiators and a staircase off.

**Dining Room 10'2" x 8'8" (3.10 x 2.66)**



Laminate flooring, a radiator and a French door and side screen give access to:

**Fitted Kitchen 15'6" x 10'2" (4.73 x 3.10)**



A large proportioned fitted kitchen with a wide range of floor and wall units, and generous worktop space. Tiled floor, attractive under counter lighting, windows to the rear and a side door leading to the rear garden.

**Conservatory 13'0" x 9'4" (3.97 x 2.87)**



Having a tiled roof with spotlights to the ceiling, a radiator and French doors giving access to the rear garden.

**Snug/Office**



Previously a garage, converted into a snug/additional living space. Lino flooring, with UPVC window to the front aspect.

**First Floor**



Carpeted with UPVC window to the side and a radiator.

**Bedroom 1 12'8" x 9'5" (3.88 x 2.89)**



Fitted wardrobes providing extra storage space. Laminate flooring with window to the rear and a radiator. Leading to an en-suite.

## En Suite



UPVC window to the rear. Overhead shower with a vanity sink and low level W/C. Tile effect floor with partially tiled walls.

## Bedroom 2 9'8" x 7'7" (2.97 x 2.33)



Carpeted with a UPVC window to the rear aspect and a storage cupboard and a radiator.

## Bedroom 3 9'8" x 9'7" (2.96 x 2.93)



Comprises of a radiator and a UPVC window to the front, carpet flooring.

## Bedroom 4 10'6" x 7'5" (3.21 x 2.27)



Carpeted with fitted wardrobes, providing extra storage space. UPVC window to the front and a radiator.

## Bathroom



Partially tiled walls with lino flooring, a free standing bath, WC and a sink. Comprising of a UPVC window to the front.

## Summer House



Generously sized summer house, providing additional outdoor living space. Lino flooring throughout with windows placed to either side.

## Gardens



To the rear, comprises of a very well kept, large garden with a summer house. To the front aspect, is a front drive, offering off street parking spaces for 2x vehicles, and a landscaped garden.

## Council Tax

Hull City Council - tax band D

## Tenure

Freehold

## EPC

EPC rating

## 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 - No

Conservation Area - no

Flood Risk - medium

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

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - no

Coalfield or Mining Area - no

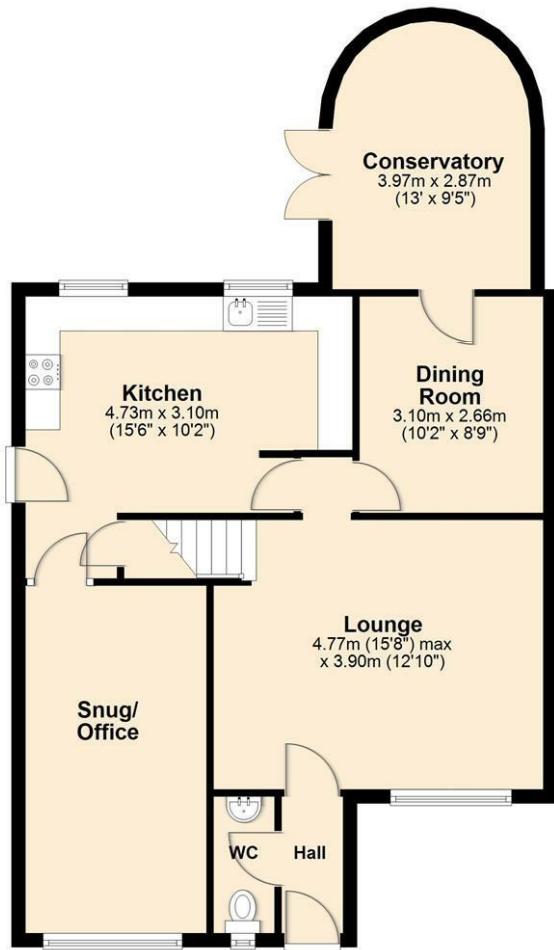
Planning - no

#### Whitakers Estate Agent Declaration:

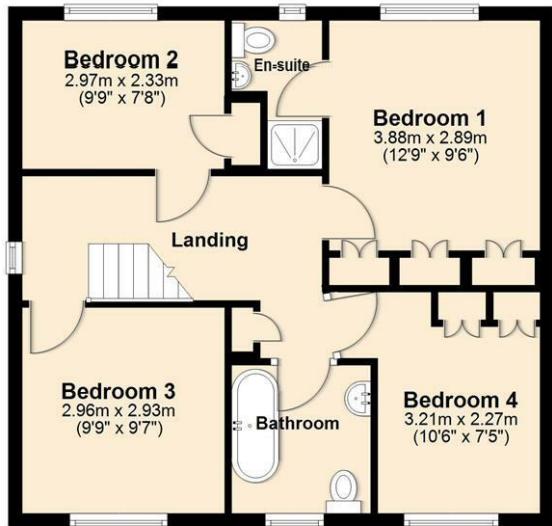
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan

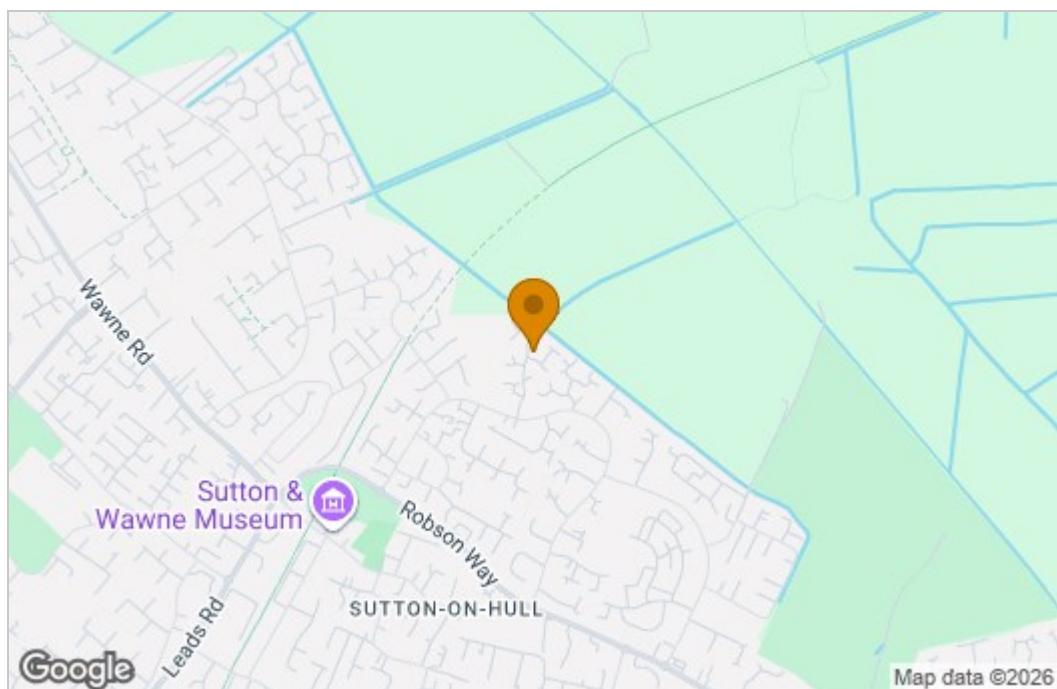
## Ground Floor



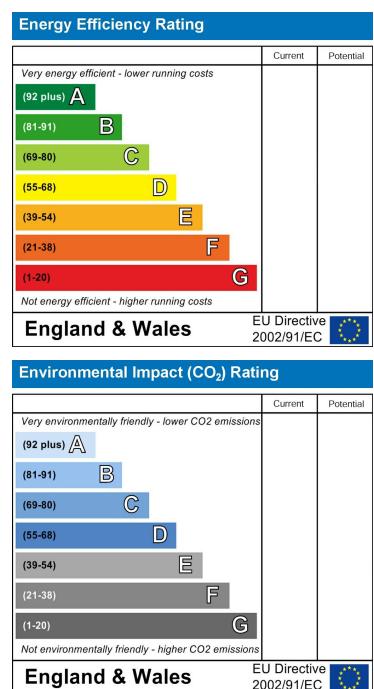
## First Floor



## 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.