



Total area: approx. 136.7 sq. metres (1471.7 sq. feet)



£275,000

**5 Gemsbok Way,
Hull**

HEATING AND INSULATION

The property has gas-fired radiator central heating and extensive uPVC double glazing.

SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

TENURE

Freehold. Vacant possession upon completion.

COUNCIL TAX

Council Tax is payable to the Kingston-upon-Hull City Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'D' (verbal enquiry only).

VIEWINGS

Strictly by appointment with the agent's Beverley office.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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LOCATION

The property is located in this modern residential development between Hessle Road and the Clive Sullivan Way on the south western edge of Hull. Its location gives good access to the amenities available within Hessle and Hull and good access to the road network for routes into Hull and the motorway network via the A63/M62.

ACCOMMODATION

Entrance Hall - stairs to first floor.

Living Room - a good-sized room with feature fireplace, window to front and French doors to the rear.

Dining Room - with window to front.

Study - window to rear.

Kitchen - a good-sized fitted kitchen with space for a dining table. Many purchasers may wish to combine this with the dining room to create a larger dining kitchen (subject to necessary permissions). There is a range of base and wall mounted units, a freestanding cooker and gas hob, washing machine and tumble dryer. There are two windows to the rear, a door to the side and a door providing access to the garage.

First Floor Landing

Master Bedroom - a double bedroom with window to front.

En Suite Shower Room - with a four piece suite comprising low flush WC, wash hand basin, bidet and larger shower unit. Tiled walls and window to front.

Bedroom 2 - a double bedroom with window to front.

Bedroom 3 - with a window to rear.

Bedroom 4- with a window to rear.

House Bathroom - a three piece suite comprising a low flush WC, wash hand basin and panelled bath with shower attachment. Tiled walls and window to rear.

Garage - the attached garage is approached via a remotely operated single up-and-over door. There is a gas fired boiler, power and light, storage over the rafters and a door

giving access to the kitchen. The access to the kitchen may mean that some purchasers would consider creating a utility in the garage to free up space in the kitchen.

OUTSIDE

To the front of the property there is a gravelled driveway giving access to the garage and providing off street parking. There are lawned gardens to the front as well with a high laurel hedge bordering the pavement. To the rear of the property are further largely lawned gardens with a timber decked area, timber shed, a number of trees and fencing to perimeters.



5 Gemsbok Way, Hull, HU4 6UF

A modern 4 bedroom detached house offering over 1300 sq ft of living space including 3 separate reception rooms. The property will make a great family home and has an excellent location on the south western side of Hull, off Hessle Road. There is no forward chain, and an early internal inspection is highly recommended.

The property has an appealing layout, particularly to the ground floor where there is a good-sized living room, separate dining room and a study. The kitchen can accommodate a dining table in its current configuration but some purchasers may wish to combine the dining room and kitchen into one larger room. The attractive double fronted property benefits from extensive double glazing and gas central heating and briefly comprises: An Entrance Hall, Living Room with French doors to the garden, Dining Room, Study and a fitted Kitchen with a range of base and wall mounted units and appliances including freestanding cooker with gas hob, washing machine, tumble dryer and dishwasher. To the first floor is a master bedroom with en suite shower room, three further Bedrooms and a house Bathroom. There is a single garage which has a courtesy door giving access to the kitchen. To the front of the house there is a gravelled driveway providing off street parking for a couple of cars, and an area of lawn with a laurel hedge. To the rear of the property there is a rear garden which is largely laid to lawn.

The property may require some updating to suit some purchasers' requirements but given its age, most work is likely to be cosmetic and discretionary. The property's appealing location, what it offers as a family home and the lack of a forward chain will have significant appeal so an early internal inspection is highly advisable.

