Whitakers
Estate Agents









1 Cape Drive, Hull, HU10 7FP

£440,000

This immaculate four-bedroom detached family home occupies an enviable position within the estate, enjoying open aspect views across adjoining fields to the side.

Beautifully presented throughout, the property offers spacious and versatile accommodation finished to an exceptional standard, perfectly suited to modern family living.

To the ground floor, the property opens into a welcoming entrance and a well-proportioned lounge, complemented by a separate snug which provides an ideal space for a home office, playroom, or additional sitting area. A convenient downstairs W/C and practical utility room further enhance everyday functionality.

The true heart of the home is the impressive 23' open-plan living kitchen diner, finished to a high specification and featuring a central island alongside integrated fridge/freezer and dishwasher. This superb space is designed with both entertaining and family life in mind, with access to the utility room.

To the first floor, there are four generous double bedrooms, all benefiting from fitted wardrobes. The principal bedroom enjoys the added luxury of a contemporary en suite shower room. The family bathroom is equally well appointed, comprising a modern four-piece suite.

The Accommodation Comprises

Ground Floor

Entrance
Storm porch leading to the double glazed front door.

Hallway



LVT flooring, central heating radiator and understairs store.

W/C 7'8 x 3'5 (2.34m x 1.04m)



With a low flush toilet, vanity sink, central heating radiator and LVT flooring.

Snug 11'3 x 7'5 (3.43m x 2.26m)



LVT flooring, central heating radiator and Upvc double glazed window.

Lounge 15'7 x 11'3 (4.75m x 3.43m)



With media wall and built in contemporary fire, Upvc double glazed French doors leading to the garden and central heating radiator.

Living Kitchen / Diner 23'2 x 11'3 widens to 12'10 (7.06m x 3.43m widens to 3.91m)





With a range of floor and eye level units and complimentary work surfaces above. Duel aspect with Upvc double glazed windows at each end of the room, central island with storage and seating below. Electric Hob, Hood above and double Oven, sink with mixer tap and integrated Fridge Freezer and Dishwasher.

Utility Room 7'9 x 6'1 (2.36m x 1.85m)



LVT flooring and a range of floor and eye level units and complimentary work surfaces and splash back tiling above. Integrated Washing machine, sink with mixer tap and Upvc double glazed rear door.

First Floor

Landing
With storage cupboard, loft hatch and central heating radiator.

Bedroom One 15'11 max x 13'0 max (4.85m max x 3.96m max)



With fitted wardrobes, central heating radiator and Upvc double glazed window and access to the En Suite.

En Suite 7'9 x 6'5 (2.36m x 1.96m)



Walk in shower enclosure with mixer shower, vanity sink and a low flush toilet. Half tiled walls, Upvc double glazed window and central heating radiator.

Bedroom Two 13'2 max x 11'3 (4.01m max x 3.43m)



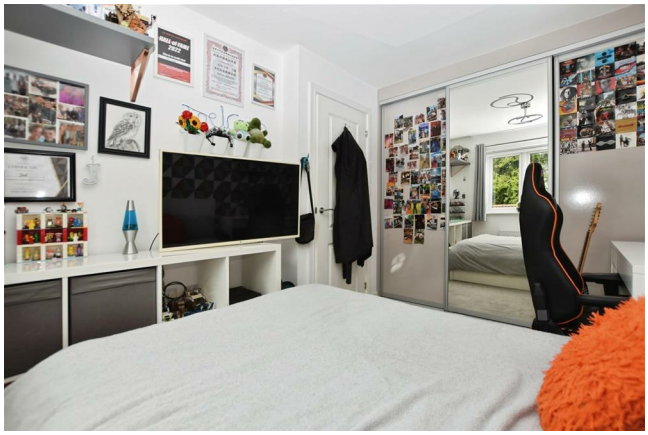
Fitted wardrobes, central heating radiator and Upvc double glazed window.

Bedroom Three 9'10 x 9'5 tfw - 11'5 tbw (3.00m x 2.87m tfw - 3.48m tbw)



Fitted wardrobes, central heating radiator and Upvc double glazed window.

Bedroom Four 10'3 tfw x 8'5 (3.12m tfw x 2.57m)



Fitted wardrobes, central heating radiator and Upvc double glazed window.

Bathroom 10'8 max x 6'2 (3.25m max x 1.88m)



Four piece suite with walk in shower enclosure and mixer shower above, panelled bath, low flush toilet and a vanity sink. Central heating radiator and Upvc double glazed window.

External



To the front of the property is laid to lawn with an open aspect. The rear garden is enclosed to the boundary mainly laid to artificial grass and a paved patio seating area. Outbuilding with lights / power and heating currently used as a bar / entertainment area but could be used as a great home office / playroom.
Driveway for two cars leading to the brick garage.

Front External



EPC
The EPC rating is B

Tenure
The property is Freehold Tenureship

Council Tax
Local Authority
East Riding Of Yorkshire Council Tax Band: E

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 sale 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.

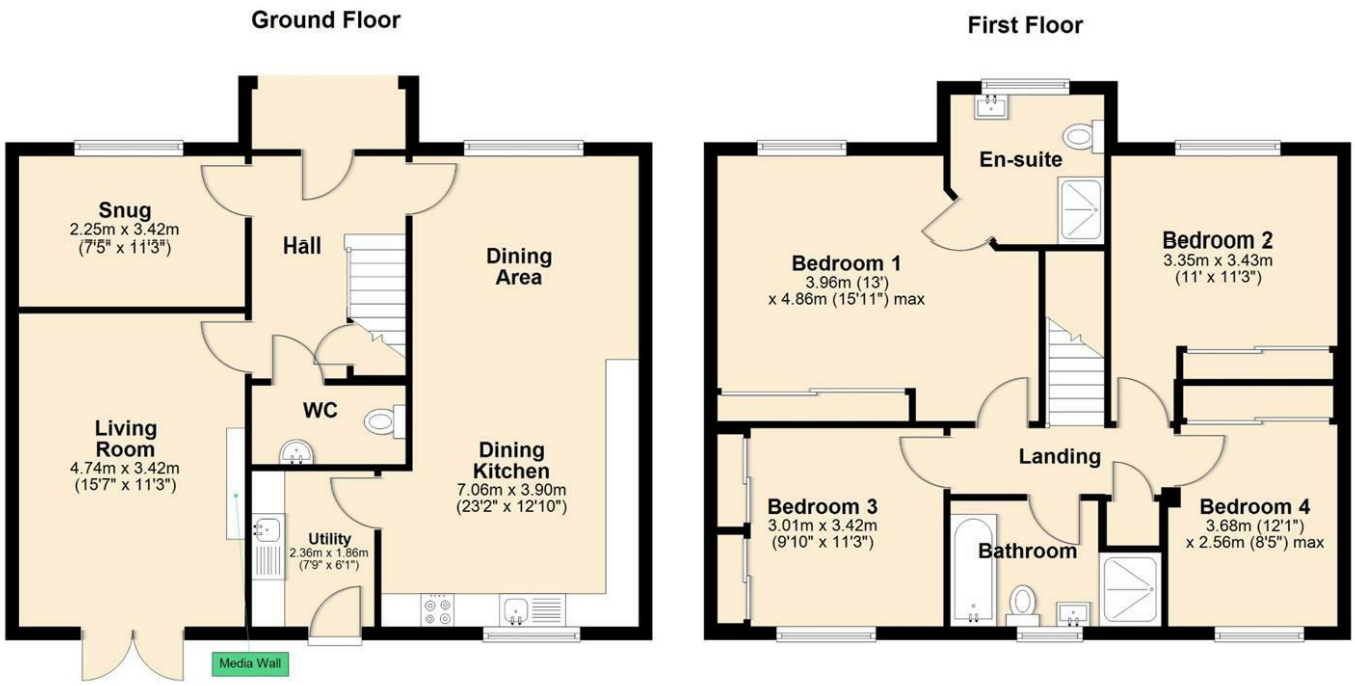
Free Market Appraisals / Valuations
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE Vodafone Three O2
Broadband -Ultrafast 1000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

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.

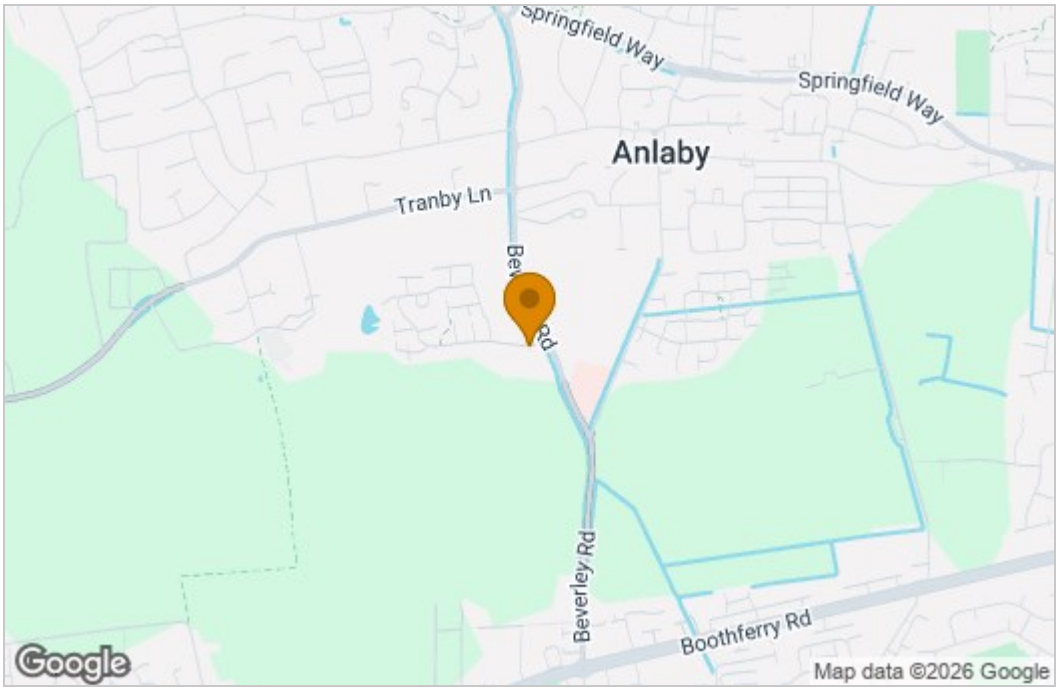
Estate Fees
We understand that an estate fee of approx £140.00 is payable annually for this property and additional costs may be incurred transferring the deed of ownership from vendor to purchaser.

Floor Plan

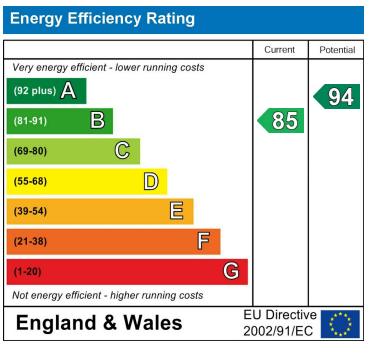


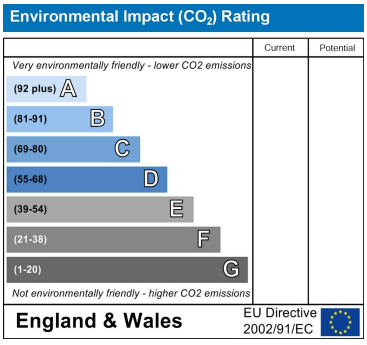
Total area: approx. 137.6 sq. metres (1481.5 sq. feet)

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.

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