

# Whitakers

Estate Agents



## 10 Swainby Close, Hull, HU8 9TU

**£210,000**

Whitakers are delighted to bring this lovely 3 bedroom detached family home to the market!

Ideally situated on a desirable corner plot at the foot of peaceful cul-de-sac just off ever popular Howdale Road, the property is also just a short walk from the range of amenities available at nearby Sutton Village!

Presented in "move-in" condition and being close to well regarded local schools, this spacious home would be perfect for the growing family!

Briefly comprising; entrance hallway, lounge, dining area, fitted kitchen and conservatory to the ground floor, there are 3 generous bedrooms and a stunning family bathroom to the first floor.

Having the additional benefit of wrap around gardens to the front, side and rear, garage and driveway parking for multiple vehicles together with gas central heating and uPVC double glazing throughout, viewing is highly recommended to fully appreciate the property!



## The Accommodation Comprises

### Entrance Hallway

Composite door into entrance hallway with carpeted flooring, central heating radiator and stairs to first floor.

### Lounge 14'6 x 12' (4.42m x 3.66m)



With square uPVC bay window to front aspect, central heating radiator and laminate flooring which continues into.....

### Dining Area 10'6 x 7'6 (3.20m x 2.29m)



With central heating radiator, laminate flooring and uPVC French doors into conservatory.

### Fitted Kitchen 10'6 x 7'7 (3.20m x 2.31m)



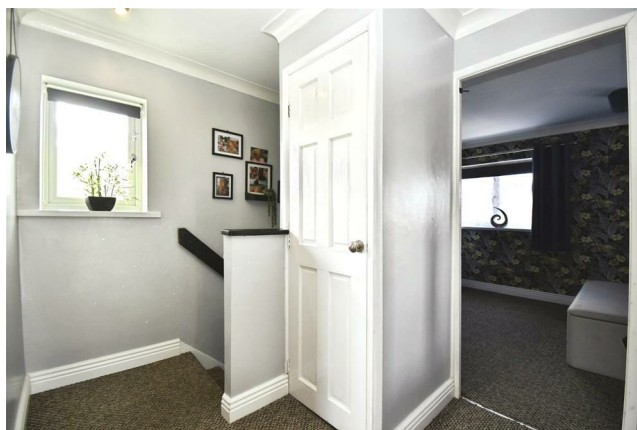
Modern fitted kitchen with a range of contemporary wall and base units, contrasting work surfaces and tiled splashbacks. 4 ring gas hob with extractor over and electric fan oven below. Stainless steel sink, plumbing for automatic washing machine and dish washer, laminate flooring, under stair cupboard, central heating radiator, uPVC window to rear and Composite door into rear garden.

### Conservatory 11'9 x 10'5 (3.58m x 3.18m )



Spacious conservatory with laminate flooring and uPVC French doors into rear garden.

### First Floor Landing



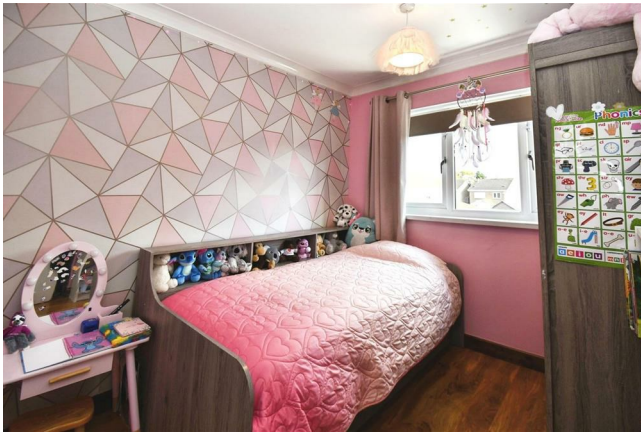
With carpeted flooring, uPVC window to side aspect and storage cupboard.

### Bedroom One 9'5 x 15'4 (2.87m x 4.67m)



With two uPVC windows to front aspect, carpeted flooring, central heating radiator and built in wardrobe.

### Bedroom Two 9'1 x 7'9 (2.77m x 2.36m)



With uPVC window to rear aspect, laminate flooring and central heating radiator.

### Bedroom Three 9'1 x 7'5 (2.77m x 2.26m)



With uPVC window to rear aspect, laminate flooring and central heating radiator.

### Bathroom 6'10 max x 6'8 (2.08m max x 2.03m)



Stunning modern bathroom comprising double walk in shower with glazed screens and dual head mains shower, low flush wc and vanity hand wash basin. Tiled walls and floor, heated towel rail, ceiling spotlights and uPVC window to side aspect.

### Garage

Situated at the side of the property with up and over door, electric supply and composite interior door into garden.

### Outside



The property occupies a spacious corner plot with wrap around gardens. To the front is a lawned garden, driveway parking for multiple vehicles and side gate access to the rear. The rear garden is laid mainly to lawn with paved patio seating areas, greenhouse and timber fencing to perimeters together with an additional side garden currently utilised for storage.

### Tenure

The property is Freehold

### Council Tax

Council Tax band C

Kingston upon Hull City Council

### EPC

EPC rating 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 - Low

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - 10, Swainby Close, Hull, HU8 9TU

03/00245/FULL | (05-03-2003)

Status: Application Permitted

Erection of a two storey side extension (8.8 long x 2.7m wide x 7.1m maximum height, 28'9" x 8' 8" x 23' 3"). Erection of a detached garage, north-west of property.

**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.



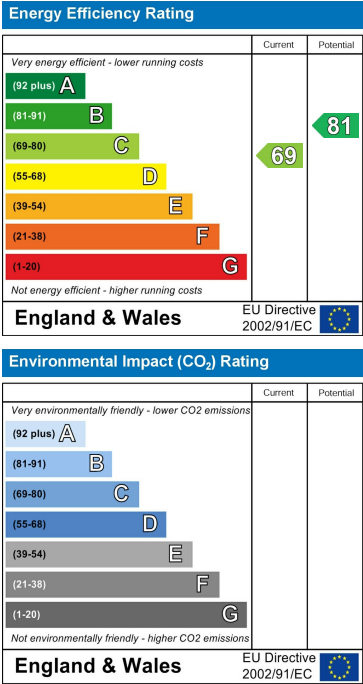
Floor Plan



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.