

# Whitakers

Estate Agents



**358 Ings Road, Hull, HU8 0NA**

**Guide price £260,000**

\*\*\*GUIDE PRICE £260,000 TO £270,000

This OUTSTANDING 3 Bedroom semi-detached home really does need to be viewed to be fully appreciated.

Having been greatly improved and extended by the current owners to the highest standard, the property is ideally situated close to local shops and amenities as well as being in the catchment area for highly regarded primary schools and Malet Lambert secondary school.

Presented in true "show home" condition, the property briefly comprises; spacious entrance hallway, 26ft through lounge dining room and a stunning open plan integrated kitchen to the ground floor, 3 bedrooms and a modern bathroom to the first floor whilst fixed staircase from the first floor landing leads to the spacious and versatile loft room.

Outside, the front of the property is block paved providing off road parking for multiple vehicles whilst to the rear, the amazing private garden with summer house and hot tub hut is perfect for entertaining!

Having the additional benefit of gas central heating and uPVC glazing, internal inspection really is necessary to fully appreciate the standard of accommodation available!



## The Accommodation Comprises

### Entrance Hallway



Composite entrance door with glazed side panels into spacious hallway with laminate flooring, central heating radiator, fitted under stair storage and stairs with glazed banister rising to first floor.

### Lounge/Dining Room 23'7 x 16'9 (7.19m x 5.11m)



The bright and spacious lounge area features a uPVC walk-in bay window to the front aspect, carpeted flooring, central heating radiator and wall mounted electric fire and opens to the dining area with space for family dining, central heating radiator, uPVC French doors to rear garden and laminate tiled flooring extending into.....

### Kitchen 16'6" x 7'10" max (5.05 x 2.41 max)



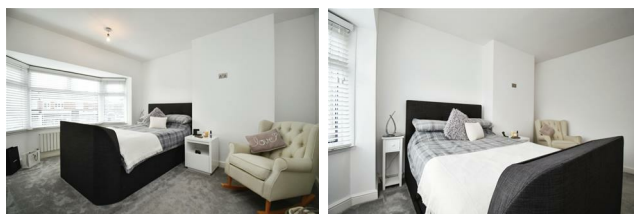
Modern contemporary kitchen fitted with a range of white wall and base units, contrasting work surfaces and splash-backs. 5 ring gas hob with extractor over and mid level double oven with additional integrated combi-microwave. One and a half bowl composite sink/drainers with mixer taps and additional stainless steel sink with mixer taps. Integrated under counter fridge, freezer and dish washer with plumbing for automatic washing machine and tumble-drier. Breakfast bar seating, uPVC side window, Velux style ceiling window and uPVC French doors into rear garden.

### First Floor Landing



Stairs from entrance hallway to first floor landing with glazed banister, carpeted flooring, uPVC window to side aspect and fixed stairs to loft room.

### Bedroom One 15' x 9'11 (4.57m x 3.02m)



With uPVC walk-in bay window to front aspect, carpeted flooring and central heating radiator.

### Bedroom Two 10'7 x 10'10 (3.23m x 3.30m)



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

### Bedroom Three 8'8 x 6'8 (2.64m x 2.03m)



With uPVC Oriel bay window to front aspect, carpeted flooring and central heating radiator.

### Bathroom 5'10" x 5'6" (1.79 x 1.68)



Modern bathroom comprising P-shaped bath with mains shower over and fitted shower screen, concealed cistern low flush wc and hand wash basin housed within vanity unit. Heated towel rail, laminate tiled flooring, tiled walls, extractor fan and uPVC window to side aspect.

### Loft Room 14'5 x 10'8 (4.39m x 3.25m)



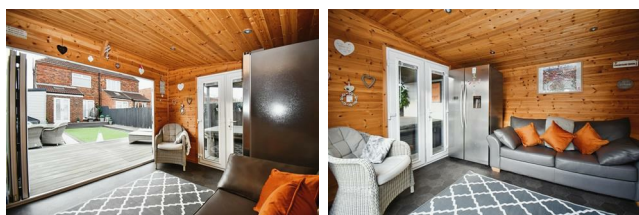
Fixed stairs from First Floor landing lead to the spacious and versatile loft room with carpeted flooring, central heating radiator, eaves storage and Velux style window to rear aspect.

### Outside



The frontage to the property is block paved providing off road parking for multiple vehicles whilst side gate access leads to the amazing rear garden, perfect for al-fresco living and entertaining with artificial turf, paved seating areas, sun deck and storage shed together with fencing to perimeters providing a good level of privacy whilst to the rear of the garden is the.....

### Summer House



Spacious summer house with full electric supply and bi-folding doors onto the sun-deck with

additional uPVC French doors to the covered hot-tub hut to the side.

### Tenure

The property is Freehold

### Council Tax

Council Tax band C

Kingston upon Hull City Council

### EPC

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 - Low

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

Broadband - Basic 11 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

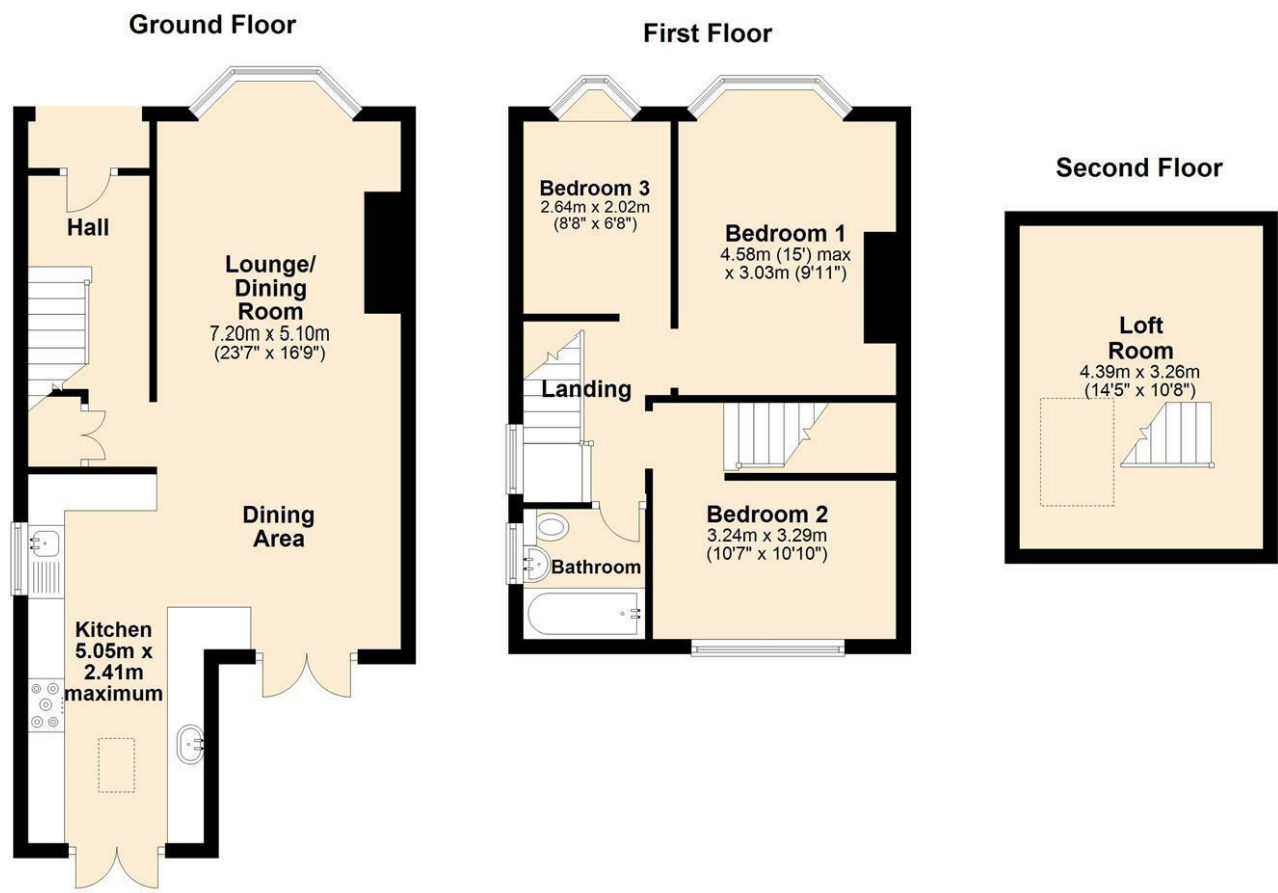
### Whitakers Estate Agent Declaration:

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any representation or warranty in relation to this property.



Floor Plan

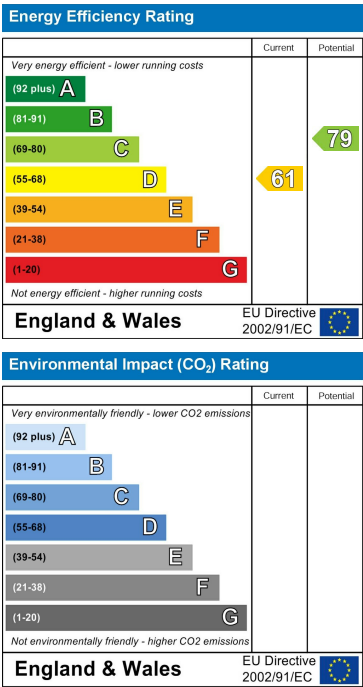


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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