

Whitakers

Estate Agents



83 Kestrel Avenue, Hull, HU8 9XT

Offers Around £240,000

WHITAKERS ARE DELIGHTED TO BRING THIS OUTSTANDING 4 BEDROOM DETACHED FAMILY HOME TO THE MARKET!

Situated just off ever popular Howdale Road, close to Sutton village with its range of leisure amenities as well as highly regarded local schools, this beautiful family home is presented in true "move-in" condition!

Having been much improved by the current owner, this represents an outstanding opportunity to purchase a most spacious family home in a popular and sought after location!

Tastefully and stylishly presented throughout, the property briefly comprises; entrance hallway, spacious lounge, dining room which opens to the a stunning modern fitted kitchen together with a separate utility room and downstairs cloakroom to the ground floor whilst to the first floor there are 4 generously sized bedrooms, the master being ensuite, together with a modern family bathroom.

Having the additional benefit of a garage and driveway parking for multiple vehicles to the front and a lovely enclosed rear garden together with gas central heating and uPVC double glazing throughout, internal viewing is imperative to fully appreciate the standard and scale of the accommodation available!

The Accommodation Comprises

Entrance Hallway

Storm Porch with composite door into entrance hallway with laminate flooring, central heating radiator and stairs to first floor.

Lounge 16'5 x 13'6 (5.00m x 4.11m)



The bright and spacious lounge features a uPVC walk in bay window to the front aspect, a second uPVC window to side aspect, feature fireplace with inset fire, central heating radiator, under stair cupboard and laminate flooring which extends into....

Dining Room 9'3 x 8'2 (2.82m x 2.49m)



with laminate flooring, central heating radiator and uPVC French doors to rear garden.

Kitchen 9'3 x 12'1 (2.82m x 3.68m)



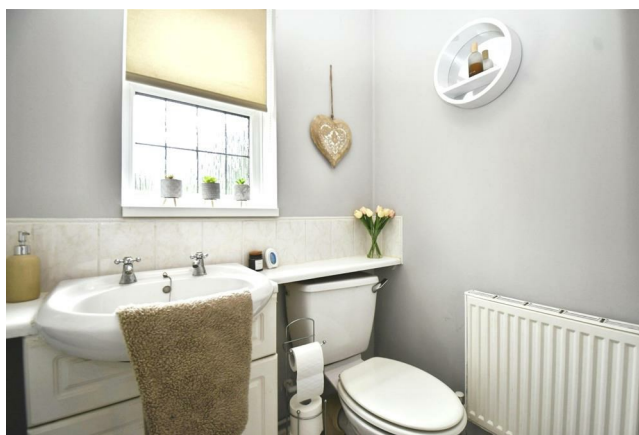
The stunning contemporary kitchen features a range of fitted white wall and base units with complementary hardwood work surfaces and splash backs. 4 ring ceramic hob with extractor, mid level double oven and composite sink/drain. uPVC window to rear aspect, laminate flooring, space for fridge/freezer and door into....

Utility Room 5'1 x 5' (1.55m x 1.52m)



With work surface, plumbing for automatic washing machine and drier, cupboard housing combi-boiler, laminate tiled flooring, central heating radiator, uPVC side entrance door and interior door into....

Downstairs Cloakroom



With low flush wc, hand wash basin in vanity unit, central heating radiator, laminate tiled flooring and uPVC window to rear aspect.

First Floor Landing



Stairs from the entrance hallway to first floor landing with carpeted flooring, built in storage cupboard and loft access hatch.

Bedroom One 11'6 x 10'8 (3.51m x 3.25m)



uPVC window to front aspect, laminate flooring, fitted wardrobes, central heating radiator and door into....

Ensuite



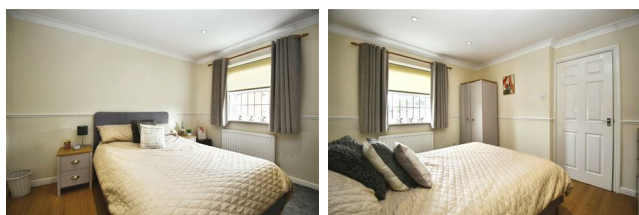
Generously sized ensuite comprising shower cubicle with twin head mains shower, low flush wc and hand wash basin housed in vanity unit. Heated towel rail, laminate flooring and uPVC window to front aspect.

Bedroom Two 13'11 x 8'9 (4.24m x 2.67m)



With dual aspect front and side uPVC windows, laminate flooring and central heating radiator.

Bedroom Three 11'5 x 10'1 (3.48m x 3.07m)



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

Bedroom Four 8'10 x 8'9 (2.69m x 2.67m)



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

Family Bathroom 6'10 x 6'2 (2.08m x 1.88m)



Modern bathroom comprising bath with dual head mains shower over and fitted screen, low flush wc and hand wash basin housed in vanity unit. Laminate tiled flooring, tiled walls, heated towel rail and uPVC window to rear aspect.

Outside



The low maintenance front garden features decorative aggregate and a block paved driveway providing ample off road parking with wrought iron front perimeter fencing. Side gate access leads to the lovely rear garden is laid mainly to lawn with paved and block paved patio seating areas and a Pergola with retractable covers, perfect for entertaining. There is a handy storage shed whilst hedging and timber boundary fencing affords a good level of privacy.

Garage

The integrated garage has an up and over door, electric supply and door into rear garden.

Tenure

The property is Freehold

Council Tax

Council Tax band D

Kingston upon Hull City Council

EPC

EPC rating C

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 - Medium

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

Broadband - Basic 4 Mbps, Ultrafast 5500 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

Offering on a property

In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Whitakers Estate Agent Declaration:

Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and

specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

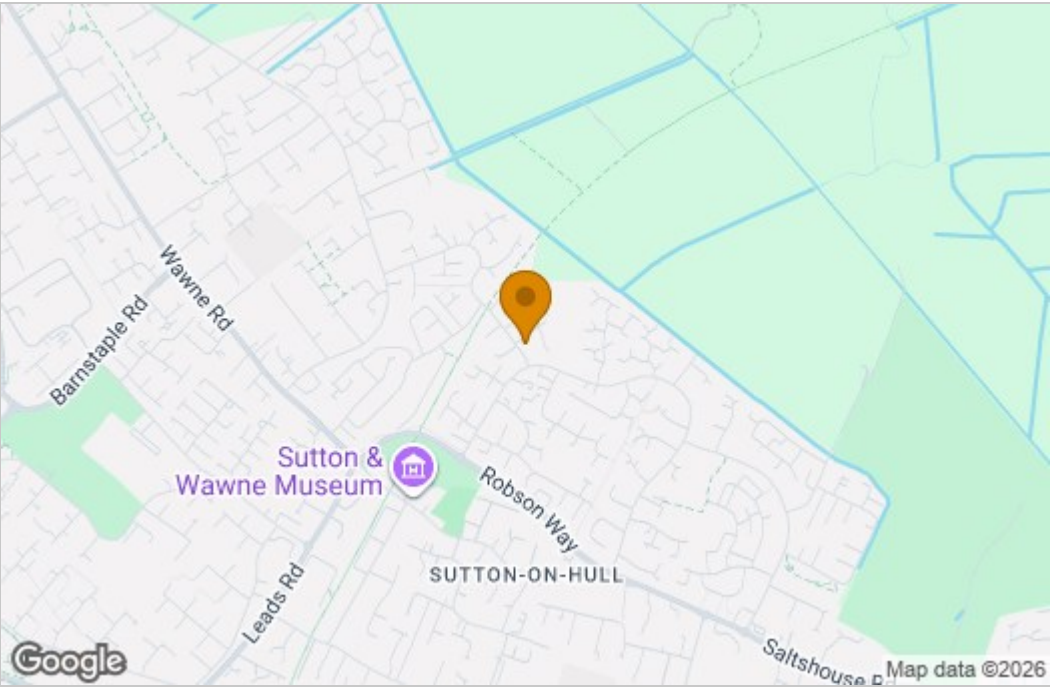
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

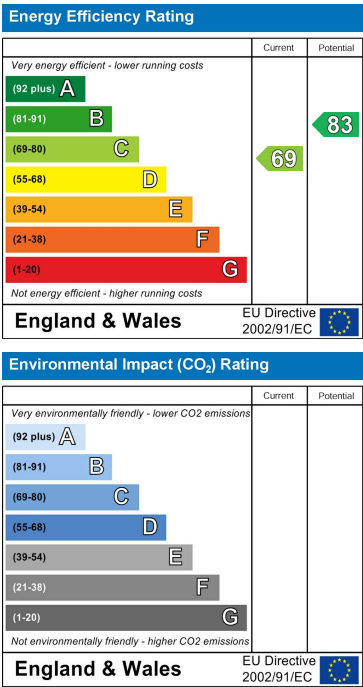
Floor Plan



Area Map



Energy Efficiency Graph



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