

Whitakers

Estate Agents



859 Holderness High Road

, Hull, HU8 9BA

£325,000



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Description

Rarely available! We encourage early viewing as these spacious family homes close to popular schools do not come to the market often!

FIVE BEDS, TWO BATHS, THREE RECEPTIONS! An En-suite to the master bedroom, GARAGE, utility, wc, and huge garden, the list is endless!

Sympathetically updated by the current owners to offer a substantial size family home in move in condition!

Close to a wide variety of local amenities and local transport.

Briefly comprising of -

Spacious hall, lounge/dining, family room, kitchen/dining, breakfast room, utility and wc.

To the 1st floor there are five bedrooms, Master with en-suite, and a further family bathroom.

Huge rear garden, garage and further parking to the rear.

Entrance reception

17'1" x 12'4" maximum (5.23 x 3.76 maximum)

Wow, spacious with beautiful slate tiled floor, uPVC double glazed French doors to the front aspect, storage cupboard and the stairs to the 1st floor with barley twist spindle staircase

Sitting room

18'11" x 14'2" maximum (5.77 x 4.32 maximum)

Recently updated décor, wood effect flooring, and beautiful open fireplace, a uPVC double glazed bay window to the front aspect, two vertical radiators

Dining room

17'7" x 16'11" maximum (5.36 x 5.18 maximum)

The formal dining room has a beautiful ornate fireplace with inset flame gas fire, a radiator and uPVC double glazed window to the rear aspect, wood effect flooring.

Family room

15'10" x 11'3" maximum (4.85 x 3.43 maximum)

Kitchen

13'10" x 10'2" maximum (4.24 x 3.12 maximum)

The kitchen has a range of base and wall units with contrasting work surfaces, brick effect tile splash backs and built in double oven with five burner gas hob with extractor,

sink/drainers with mixer tap, and integral dishwasher, oak effect wood flooring, and radiator, a uPVC double glazed window to the side aspect.

Breakfast area

10'7" x 7'6" maximum (3.23 x 2.30 maximum)

With oak flooring, a uPVC double glazed window to the side aspect and radiator and door to the outside

Utility Room/ WC

Combined utility and Wc, with tiled floor and two uPVC double glazed windows to the rear and one to the side aspect, a low level wc and pedestal wash hand basin.

Landing

Split level spacious landing with the loft access and radiator

Master bedroom

16'11" x 14'2" maximum (5.16 x 4.32 maximum)

Beautiful, spacious bedroom with neutral décor a uPVC double glazed walk in bay window to the front aspect, radiator and storage cupboard and wood effect flooring

En suite

The en-suite provides a walk in shower cubicle with shower, a low level wc and a pedestal wash hand basin, partial tiled walls.

Bedroom 2

15'1" x 14'2" maximum (4.62 x 4.34 maximum)

The second spacious bedroom has a column radiator and uPVC double glazed window to the rear aspect, neutral décor and wood effect flooring.

Bedroom 3

15'10" x 10'11" maximum (4.85 x 3.33 maximum)

Spacious, neutral décor, the bedroom has a walk in uPVC double glazed bay window to the rear aspect, a radiator and wood effect flooring.

Bedroom 4

12'11" x 11'5" (3.96 x 3.48)

With a radiator and uPVC double glazed window to the front aspect, fresh neutral décor and carpet flooring.

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Bedroom 5

12'4" x 9'3" (3.76 x 2.82)

The fifth bedroom has wood effect flooring, a radiator and uPVC double glazed window to the rear aspect.

Family bathroom

13'10" x 6'10" maximum (4.22 x 2.10 maximum)

Beautiful, modern suite with shower enclosure with dual aspect thermostatic shower, roll top bath with central mixer tap shower, a high level wc and a pedestal wash hand basin, slate tiled floor, a uPVC double glazed window to the side aspect and the bathroom has neutral fresh décor with wood panel walls and a heated towel radiator

Gardens

To the front of the house there is a low maintained garden with low level brick wall boundary.

To the rear of the house is a huge garden with high level brick wall boundary.

Garage

18'3 x 12'2 (5.56m x 3.71m)

The spacious garage has power and lighting and side door for personal access, there is also access to the rear of the garage via residential gated access which offers additional off road parking.

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.

Free Market Appraisals / Valuations

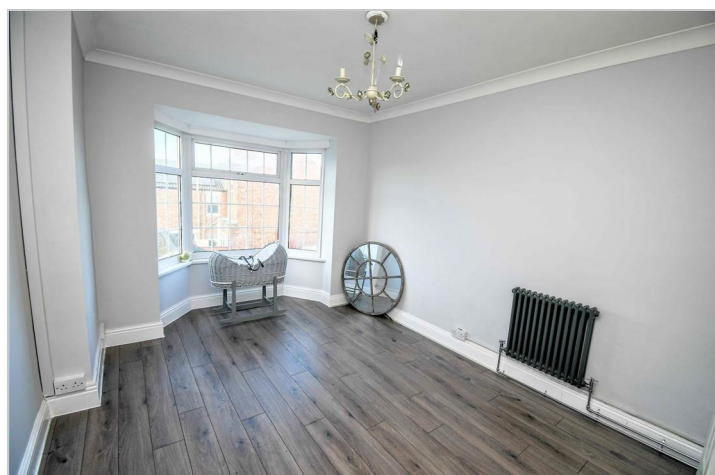
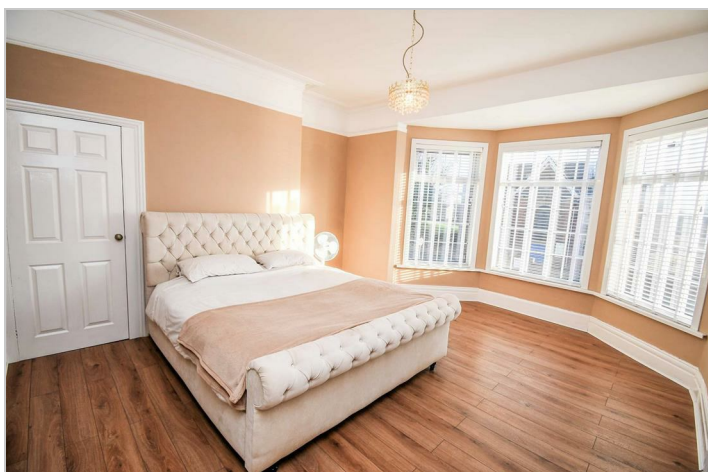
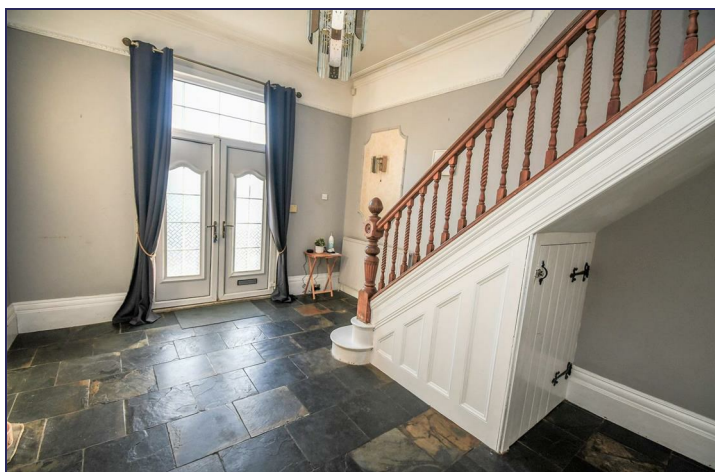
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

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.

Whitakers Estate Agent Declaration

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Road Map



Hybrid Map



Terrain Map



Floor Plan

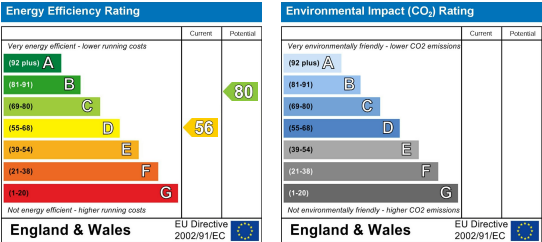


This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by audioagent.com

Viewing

Please contact our Whitakers Estate Agents - East Hull Office Office on 01482 790970 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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