

# Whitakers

Estate Agents



## 175 Gillshill Road, Hull, HU8 0JP

**Asking Price £325,000**

This STUNNING 4 Bedroom Semi-Detached family home is available to purchase with NO ONWARD CHAIN!

Situated on ever popular Gillshill Road, within catchment of highly regarded Primary and Secondary schools, the property has been stylishly and tastefully extended and improved by the current owners to create an outstanding family home in a most popular and convenient location.

Being the perfect fusion of Modern and Traditional styling, the property retains many of the original features which make this type of property so appealing whilst also being perfect for family living and entertaining!

Arranged over three floors, the accommodation briefly comprises; front porch, entrance hallway with original timber stained glass door, welcoming lounge with log burner, inner lobby area with downstairs cloakroom and the rear family room which opens into the STUNNING Kitchen/Dining Room with Lantern Roof and French Doors into the rear garden. To the First Floor there are 3 Bedrooms, all with fitted furniture and a modern 4 piece bathroom with separate shower cubicle whilst the fixed staircase leads to the Second Floor with a further bedroom and dressing area.

Externally, there is off road parking to the front of the property and a lovely rear garden with fully equipped bar, craft room and workshop.

Having the additional benefit of Fully Owned Solar Panels, Gas central heating and uPVC double glazing, the property really does need to be viewed to fully appreciate the scale and standard of the accommodation available!

## The Accommodation Comprises

### Front Porch

uPVC French doors into enclosed Front Porch

### Entrance Hallway



Stained Glass entrance door with original fittings and stained glass side panels into entrance hallway with uPVC side window, vinyl flooring, central heating radiator, under stair cupboard and stairs to first floor. Rear door into inner lobby and door into Lounge.

Lounge 14'2 x 13'9 (4.32m x 4.19m)



With uPVC Front bay window, carpeted flooring, central heating radiator and fireplace with log burner.

### Inner Lobby



With vinyl flooring, original cupboards, uPVC window to side aspect and door into downstairs cloakroom.

### Downstairs Cloakroom



With Low flush wc, hand wash basin, central heating radiator and vinyl flooring with uPVC window to side aspect.

Family Room 11'4 x 13'9 (3.45m x 4.19m)



Door from Inner Lobby to spacious family room with feature cast iron fireplace with log burner, central heating radiator and vinyl flooring which extends to....

Kitchen/Dining Room 12'3 x 18' (3.73m x 5.49m)

The stunning open plan kitchen/dining room features ample space for family dining and entertaining and uPVC French Doors into the rear garden whilst the modern fitted kitchen comprises a range of grey contemporary wall and base units, complementary work surfaces and splash-backs. There is a 5 ring gas hob with

a mid level double oven and integrated fridge freezer. The Breakfast bar features a composite sink with mixer taps, under counter storage and an integrated washing machine. There is vinyl flooring throughout and a tower radiator whilst the amazing Lantern Roof provides an abundance of natural light throughout!

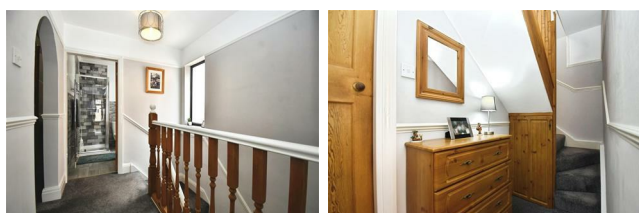
#### Dining Area



#### Kitchen



#### First Floor Landing



Stairs from the entrance hallway to the first floor with carpeted flooring, uPVC window to side aspect, central heating radiator and fixed staircase rising to the second floor.

#### Bedroom One 14'2 x 12'8 (4.32m x 3.86m)



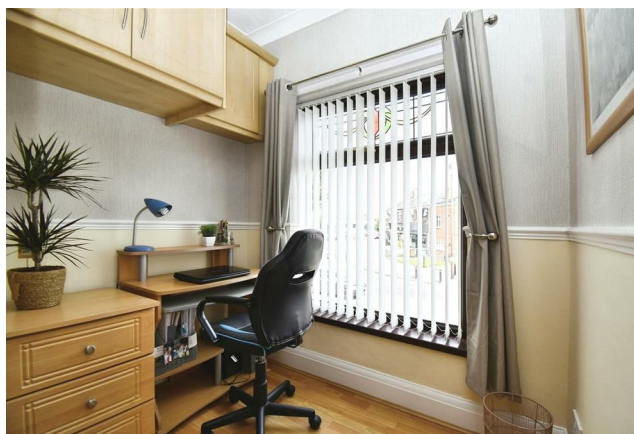
uPVC bay window to front aspect, fitted wardrobes, carpeted flooring central heating radiator and feature cast iron fireplace.

#### Bedroom Two 11'4 x 8'7 (3.45m x 2.62m)



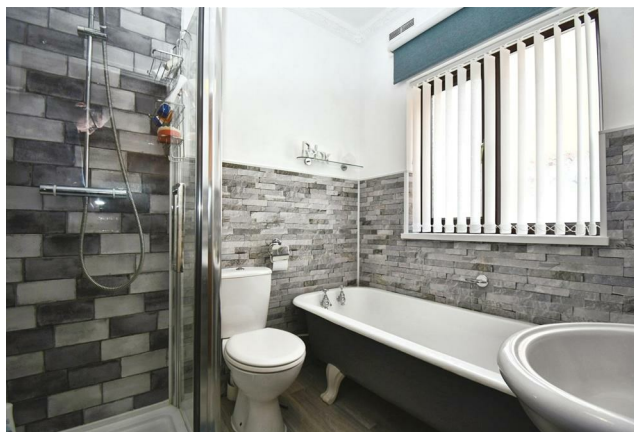
uPVC window to rear aspect, carpeted flooring, central heating radiator and fitted wardrobes.

#### Bedroom Three 7'9 x 6'9 (2.36m x 2.06m)



uPVC window to front aspect, carpeted flooring, central heating radiator and fitted wardrobes.

#### Family Bathroom 6'6 x 6'10 (1.98m x 2.08m)



4 piece bathroom comprising single shower cubicle with mains shower over, free standing bath, low flush wc and hand wash basin. Chrome heated towel rail, vinyl flooring, part panelled walls and uPVC window to side aspect.

### Dressing Area/Office 11'4 x 10' (3.45m x 3.05m)



The dog leg staircase from the first floor rises to the second floor dressing area/office with fitted wardrobes, Velux window, carpeted flooring and central heating radiator

### Bedroom Four 11'4 x 8'5 (3.45m x 2.57m)



Door from dressing area to bedroom with fitted furniture, carpeted flooring, Velux window and uPVC window to side aspect

### Outside



The front of the property is block paved to provide off road parking for multiple vehicles. The lovely rear garden has patio and decked seating areas, lawn and mature borders stocked with mature plants and shrubs together with a workshop, fully equipped bar and craft room to the rear.

### Garden Bar



Fully equipped bar with electric supply and seating has a rear uPVC window and uPVC French Doors

### Craft Room



A versatile room with uPVC window and entrance door, fitted cupboards and electric supply.

### Tenure

The property is Freehold

### Council Tax

Council Tax band C

Kingston upon Hull City Council

### 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 - Very Low

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

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - Planning – Application Summary

15/00186/FULL

Erection of single storey rear extension to extension to form kitchen/dining room following partial demolition of existing extension (4.4m long x 2.8m wide x 3.7m max height).]

175 Gillshill Road Kingston Upon Hull HU8 0JP

Application Permitted

#### 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 show 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.

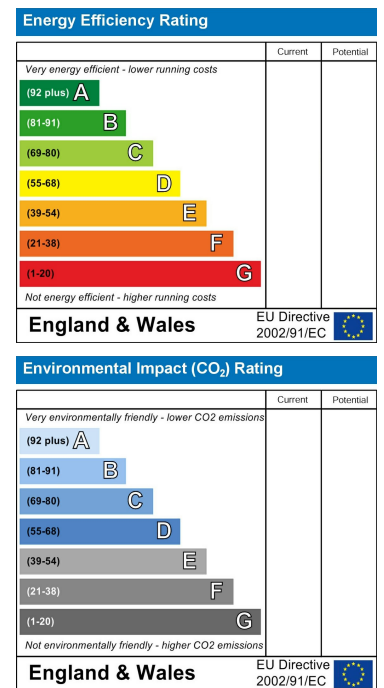
# Floor Plan



# Area Map



# Energy Efficiency Graph



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