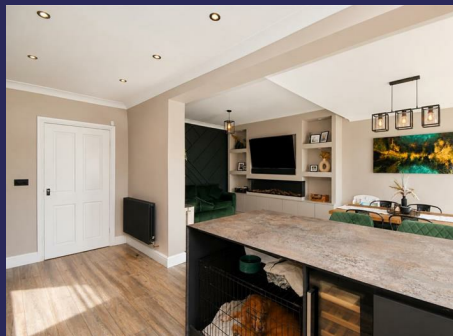


Whitakers

Estate Agents



16 Woodland End, Hull, HU4 6TP

Offers Over £300,000

Whitakers Estate Agents are pleased to introduce this impressive family home, offering generously proportioned and beautifully presented accommodation that has been significantly enhanced from the original design to create a superb setting for modern family living.

Externally to the front aspect, there is a large paved driveway that accommodates off-street parking for multiple vehicles and an EV charging point. A side drive extends alongside the property towards the rear access.

Upon entry, the resident is greeted by a welcoming hallway leading to the principal ground floor accommodation. At the heart of the home is an impressive open-plan kitchen, dining and living space, combining a contemporary fitted kitchen with generous areas for dining and relaxation. A separate front lounge and convenient ground floor W.C. complete this level.

The first floor continues to provide well-proportioned bedroom accommodation, with two double bedrooms featuring fitted storage and a good-sized third bedroom, all served by a bathroom furnished with a four-piece suite. The converted loft adds further valuable living space and enhances the versatility of the home.

French doors from the dining area open onto a patio that overlooks the generously sized rear garden, which is predominantly laid to lawn and benefits from a useful detached garden room, creating an excellent setting for families and outdoor entertaining.

Situated within an established and sought-after residential location, the property is ideally placed for local schools, amenities and transport links, making it an excellent proposition for families seeking a spacious home with accommodation extending considerably beyond its original design.

The accommodation comprises

Front external



Externally to the front aspect, there is a large paved driveway that accommodates off-street parking for multiple vehicles and an EV charging point. A side drive extends alongside the property towards the rear access.

Ground floor

Hallway



Composite double glazed door with side windows, central heating radiator, fitted cupboards, and laminate flooring. Leading to :

Cloakroom

Partly tiled walls with tiled flooring, and furnished with a two-piece suite comprising wash basin with mixer tap, and low flush W.C.

Lounge 14'6" x 12'4" (4.43 x 3.76)



UPVC double glazed bay window, central heating radiator, fireplace with tiled inset / heath and wooden surround, fitted storage cupboards, and laminate flooring.

Open plan kitchen / diner / sitting area 20'4" x 19'11" (6.20 x 6.08)



Kitchen



UPVC double glazed window, central heating radiator, and laminate flooring. Fitted with a range of floor and eye level units, worktop with breakfast bar and splashback upstand above, sink with mixer tap, integrated oven and grill, job with extractor hood above, washing machine and dishwasher.

Dining area



UPVC double glazed French doors and side windows, and laminate flooring.

Sitting area



Central heating radiator, and laminate flooring. Fitted with a media wall with integrated storage and feature fireplace.

First floor

Landing

UPVC double glazed window, and carpeted flooring. Leading to :

Bedroom one 14'9" x 12'4" (4.51 x 3.77)



UPVC double glazed bay window, central heating radiator, fitted wardrobes and cupboards, and carpeted flooring.

Bedroom three 7'10" x 7'2" (2.40 x 2.19)



UPVC double glazed bow window, central heating radiator, and carpeted flooring.

Bathroom



UPVC double glazed window, central heading radiator, and fully tiled with underfloor heating. Furnished with a four-piece suite comprising panelled bath with mixer tap and shower, walk-in enclosure with mixer shower and waterfall feature, vanity wash basin with mixer tap, and low flush W.C.

Inner lobby

Carpeted flooring, and fixed staircase to the loft room. Leading to :

Bedroom two 11'7" x 9'4" (3.54 x 2.87)



UPVC double glazed window, central heating radiator, under stairs storage cupboard, and carpeted flooring.

Second floor

Loft room 13'5" x 11'5" maximum (4.09 x 3.50 maximum)



Roof style window, central heating radiator, fitted wardrobes and cupboards, and carpeted flooring.

Rear external



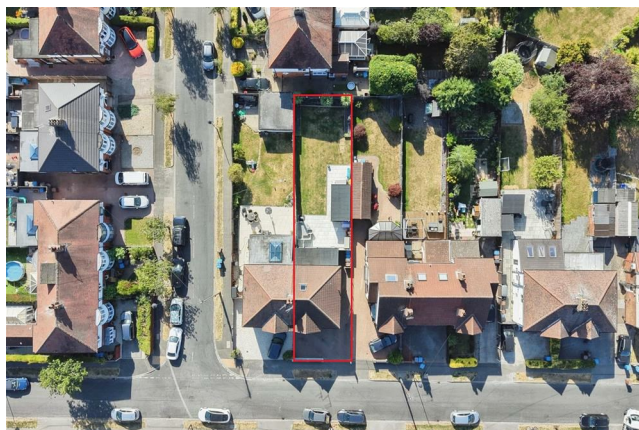
French doors from the dining area open onto a patio that overlooks the generously sized rear garden, which is predominantly laid to lawn and benefits from a useful detached garden room, creating an excellent setting for families and outdoor entertaining.

Garden room / office 16'3" x 7'7" (4.96 x 2.33)



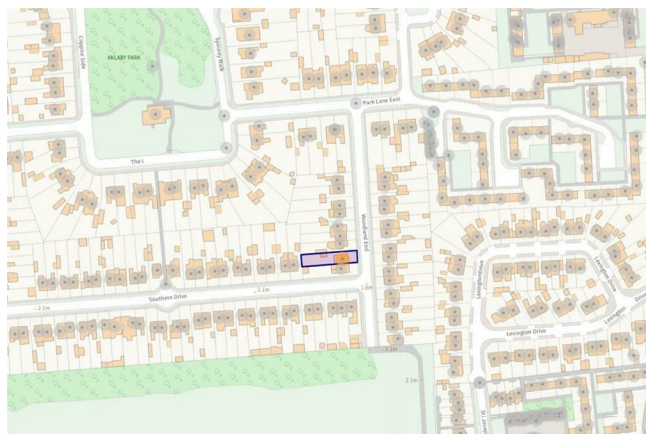
UPVC double glazed French doors central heating radiator, and laminate flooring. Fitted with a range of floor and eye level units with worktop, and benefitting from having connection to lighting / power.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030045001609

Council Tax band - C

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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.

Making an offer

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 £50.00 - these 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 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.

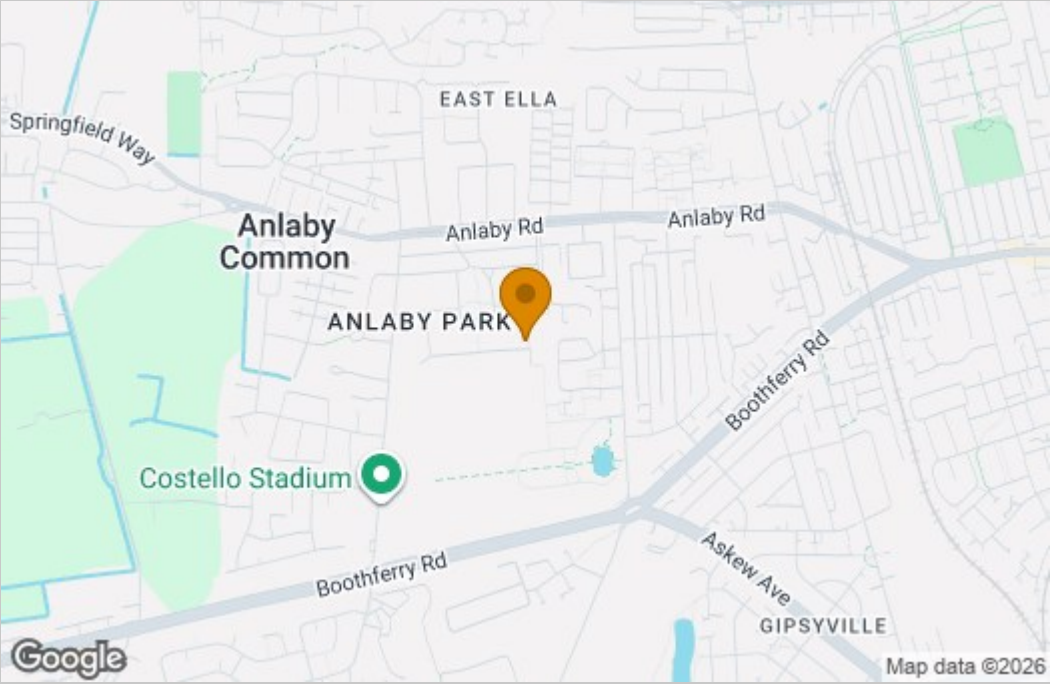
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the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

Floor Plan

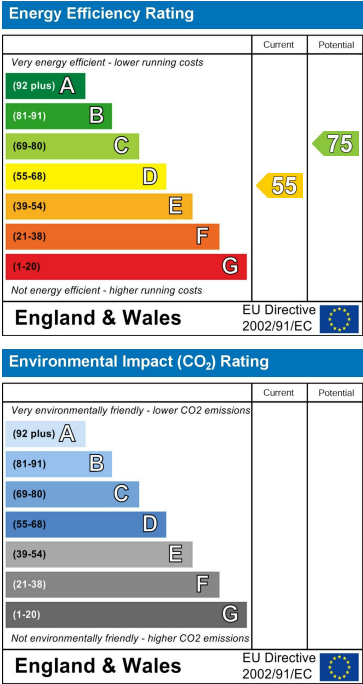


Total area: approx. 114.3 sq. metres (1230.8 sq. feet)

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.