



Hallcoate View, Hull, HU8 9EJ

Asking Price £240,000

WOW WOW WOW!! THIS HOME SIMPLY HAS TO BE SEEN ~ NO EXPENSE SPARED ~ FITTED AND DECORATED TO THE HIGHEST STANDARD ~ JUST LOOK AT THE PHOTOS AND FLOORPLAN ~ CONTEMPORARY LIVING AT ITS BEST!!





Summary: With central heating and UPVC double glazing the property briefly comprises entrance hall, lounge, large dining kitchen with French doors to the rear garden, utility room, downstairs w.c., first floor four good size bedrooms, en-suite and family bathroom, wide driveway to the front and south facing rear garden.

Location: Saltshouse Road runs between Holderness High Road and the village of Sutton, being conveniently positioned for local shops, schools and public transportation and is a short driving distance from Holderness Road shopping centre and Morrisons Supermarket. Leisure facilities are available at East Park and Woodford Leisure Centre. Situated close to the City's main Inner Ring Road there are good road connections to all parts of the city, surrounding areas and outlying villages.

Accommodation: The property is arranged on two floors and briefly comprises as follows:

Entrance Hall: Stairs leading to the first floor.



Lounge: Low voltage spot lights. Door to the ...

Kitchen Diner: With underfloor heating and a matching range of luxury base and eye level units, complementing work surfaces and splashbacks, integrated oven, hob, hood, sink unit and dishwasher. Ample space for dining, understairs cupboard and French doors leading to the rear garden.

Utility Room: Following the kitchen theme with base and eye level units, complementing work surfaces and splashbacks, plumbing for automatic washing machine and space for dryer. Door leading to the side.

Downstairs WC: Half height tiling, low level w.c. with concealed cistern, wash hand basin and designer style heated towel rail.

First Floor

Master Bedroom: Double room.

En-suite: Low level w.c. with concealed cistern, wash hand basin, shower cubicle and tiles to splashbacks.



Bedroom 2: Double room.

Bedroom 3: Double room.

Bedroom 4: Double room.

Family Bathroom: Three piece suite comprising pedestal wash hand basin, low level w.c. and panelled bath, tiles to splashbacks.

Outside: The front of the property has a double almost treble width driveway that is mainly block paved. The rear of the property has a stunning south facing garden that proves quite a suntrap, paved patio, lawned area and shed.

Central Heating: The property has the benefit of gas central heating.

Double Glazing: The property has the benefit of UPVC double glazing.

Council Tax: Council Tax is payable to the Kingstone Upon Hull City Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band D.*



Fixtures & Fittings: Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

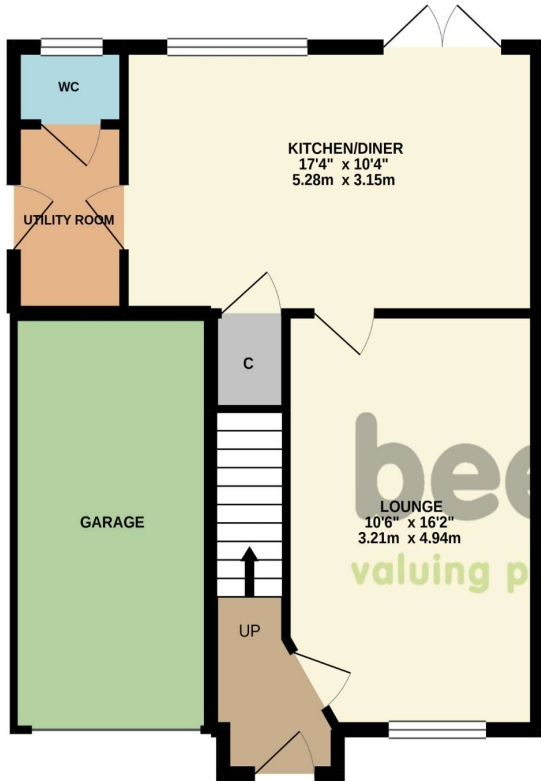
Disclaimer: *The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings: Strictly by appointment with the sole agents.

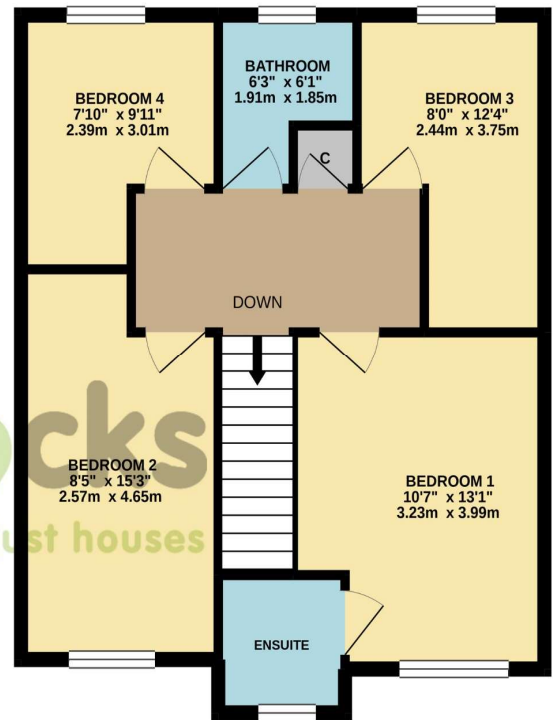
Mortgages: We will be pleased to offer independent advice regarding a mortgage for this property, details of which are available from our Holderness Road Office on 01482 320000 Independent advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal: Thinking of selling or struggling to sell your house? More people choose beercocks in this region than any other agent. Book your free valuation now!

GROUND FLOOR
456 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



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TOTAL FLOOR AREA : 1019 sq.ft. (94.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	98	99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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