



Kipling Walk, Hull, HU4 6SX
£259,000



Platinum Collection

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Conveniently tucked away within a cul-de-sac off the ever popular 'Summegroves Way' development. This detached family home offers generous accommodation throughout, presented to the highest of standards. Formally a 4 bedroom property converted to a large 3 bedroom, with stunning master suite. Offered to the market with no onward chain. A real gem.



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Key Features

- Detached Family Home
- 3 Bedrooms (was 4)
- Generous Living Accommodation
- Cul-De-Sac Location
- Sought-After Area
- Ample Off-Street Parking
- Fabulous Master Bedroom
- Property offered with Vacant Possession
- EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(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 & Wales	EU Directive 2002/91/EC	

LOCATION

The property is situated conveniently off Summergroves Way, Hessle High Road with local shops, public transportation and other local amenities close to hand. Sainsbury's superstore is a short driving distance away and access to both City Centre and the A63/M62 motorway link is obtained from the Clive Sullivan Way.

GROUND FLOOR;

ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation with stairs and WC off.

WC

With low flush WC and a wash hand basin with splash back tiling. Further benefitting from tiled flooring and a window to the side elevation.

LIVING ROOM

18'5 x 11'3 (5.61m x 3.43m)

An extremely generous living room with laminate wood flooring, two windows to the side elevation and two to the front.

DINING KITCHEN

17'9 max x 11'11 max (5.41m max x 3.63m max) a well presented dining kitchen with cream gloss wall and base units, granite work surfaces and a tiled splashback. Integrated appliances include a 5 ring gas hob, electric double oven, automatic dishwasher, extractor fan and a stainless steel sink unit. Further benefitting from ample dining space, tiled flooring, kitchen island, window to the rear elevation, French doors to the conservatory, space for a fridge/freezer and plumbing for an automatic washing machine.

CONSERVATORY

17'9 x 10'1 (5.41m x 3.07m)

A versatile addition to the property offering further flexible reception space, with windows to 3 elevations, French doors to the rear garden, tiled flooring and a wall mounted electric heater.

FIRST FLOOR;

BEDROOM 1

17'1 max x 12 (5.21m max x 3.66m)

Superb master bedroom with dressing area housing fitted wardrobes, recessed spotlights access to the en-suite and three windows to the front elevation.

EN-SUITE

11 x 4'9 (3.35m x 1.45m)

Fully tiled en-suite with a three piece suite comprising of a shower cubicle and a vanity unit housing a WC and a wash hand basin. Further benefitting from recessed spotlights, a heated towel rail and window to the side elevation.

BEDROOM 2

10'1 max x 9'11 (3.07m max x 3.02m)

With laminate wood flooring, recessed spotlights and a window to the rear elevation.

BEDROOM 3

10'2 x 7'6 (3.10m x 2.29m)

With fitted wardrobes, laminate wood flooring, recessed spotlights and a window to the rear elevation.

BATHROOM

6'8 x 6'1 (2.03m x 1.85m)

A fully tiled bathroom with a three piece suite comprising of a panelled bath with overhead shower and a vanity unit housing a low flush WC and a wash

hand basin. Further benefitting from recessed spotlights, a heated towel rail and a window to the side elevation.

EXTERNAL;

FRONT

A driveway providing ample off-street parking.

REAR

A low maintenance rear garden laid mainly to block paving with a small turfed area, 2 x garden sheds and a summerhouse.

GARAGE

With up & over door side door and a window, light & power supply.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band . (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.



MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional 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.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENTS NOTES

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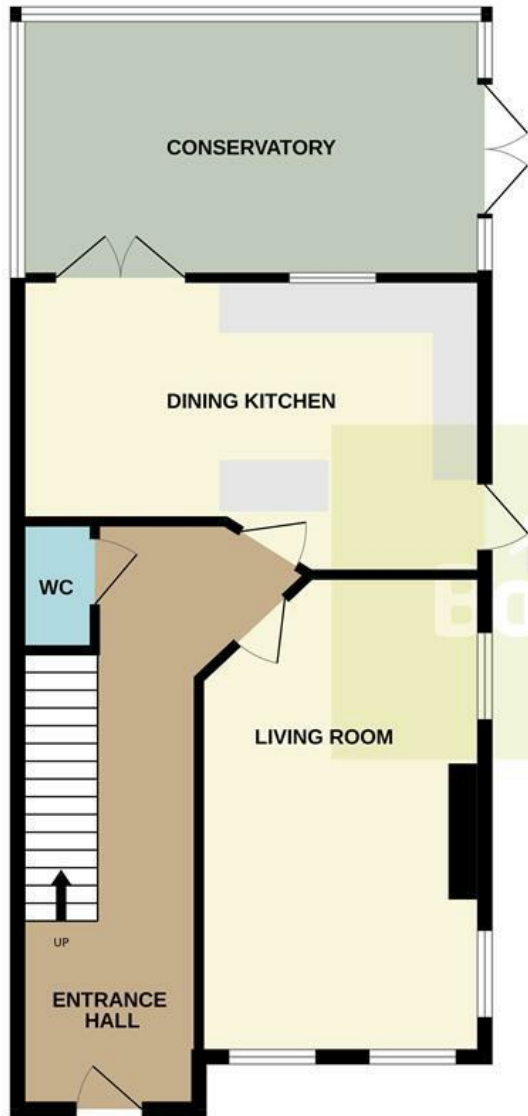
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In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £120 Hamers£100 Lockings Solicitors £100





GROUND FLOOR



1ST FLOOR





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