

# Whitakers

Estate Agents



## 55 Evergreen Drive, Hull, HU6 7YD

**£269,950**

SITUATED IN A HIGHLY SOUGHT-AFTER NORTH HULL CUL-DE-SAC, THIS IMPRESSIVE FOUR-BEDROOM SEMI-DETACHED FAMILY HOME ENJOYS A PRIME POSITION CLOSE TO WELL-REGARDED SCHOOLS, LOCAL AMENITIES, AND EXCELLENT TRANSPORT LINKS.

BEAUTIFULLY EXTENDED AND TASTEFULLY PRESENTED THROUGHOUT, THE PROPERTY OFFERS SPACIOUS AND VERSATILE ACCOMMODATION PERFECTLY SUITED TO MODERN FAMILY LIVING. INTERNALLY, THE HOME FEATURES FOUR GENEROUSLY SIZED BEDROOMS, A STUNNING EXTENDED MODERN KITCHEN, A SEPARATE DINING AREA, AND A WELL-PROPORTIONED, LOUNGE.

OUTSIDE, THE PROPERTY BENEFITS FROM OFF-STREET PARKING FOR TWO VEHICLES AND A LOW-MAINTENANCE REAR GARDEN, ENJOYING OPEN VIEWS OVER THE SURROUNDING FIELDS.

AN EXCEPTIONAL FAMILY HOME IN A DESIRABLE LOCATION – EARLY VIEWING IS HIGHLY RECOMMENDED!

### Entrance Porch

Carpeted entrance porch with access via a double glazed door.

### Lounge



Spacious lounge with laminate flooring throughout, a UPVC window to the front aspect, and French doors leading to a separate dining room.

### Dining Room



Separate dining room with French door access from the lounge. Laminate flooring throughout with a uPVC window to the rear aspect.

### Fitted Kitchen



Modern extended kitchen, with laminate flooring throughout and French doors leading to the garden, with an additional internal door leading to the garage. The kitchen comprises of integrated appliances, a large range cooker, and a stainless steel sink.

### Bedroom 1



The master bedroom offers a wide range of fitted wardrobes, carpeted flooring, a UPVC window to the rear aspect and a radiator.

### En-Suite



En-suite off the master bedroom, comprising a low level WC, a shower with an independent closure, and a wall mounted sink, with tiled flooring.

### Bedroom 2



Second double bedroom with laminate flooring throughout, a range of fitted wardrobes, and a UPVC window to the front aspect.

### Bedroom 3



Third double bedroom with a range of fitted wardrobes, laminate flooring and a UPVC window to the rear aspect.

### Bedroom 4



Bedroom 4 is a single bedroom, with fitted wardrobes, carpeted flooring and a UPVC window to the front aspect.

## Family Bathroom



Modern family bathroom with a three piece bathroom suite, comprising a vanity sink, low level WC, and a bath with an overhead rainfall shower and a heated towel rail.

## Garden



Low maintenance rear gardens with access to the fields to the rear via a gate. The garden benefits from artificial grass, partial paving, and to the front aspect is a front drive with space for two vehicles, and the convenience of an EV charger.

## Garage



Internal garage with access via an up and over door, and internally, there is an additional door from the kitchen leading to the garage.

## Council Tax

Hull City Council tax band B

## EPC

## Tenure

Freehold

## 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 under tile

Conservation Area - no

Flood Risk - medium

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

Broadband - Basic 5 Mbps Ultrafast 10000 Mbps

Coastal Erosion - no

Coalfield or Mining Area - no

Planning - no

## 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 shown 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.

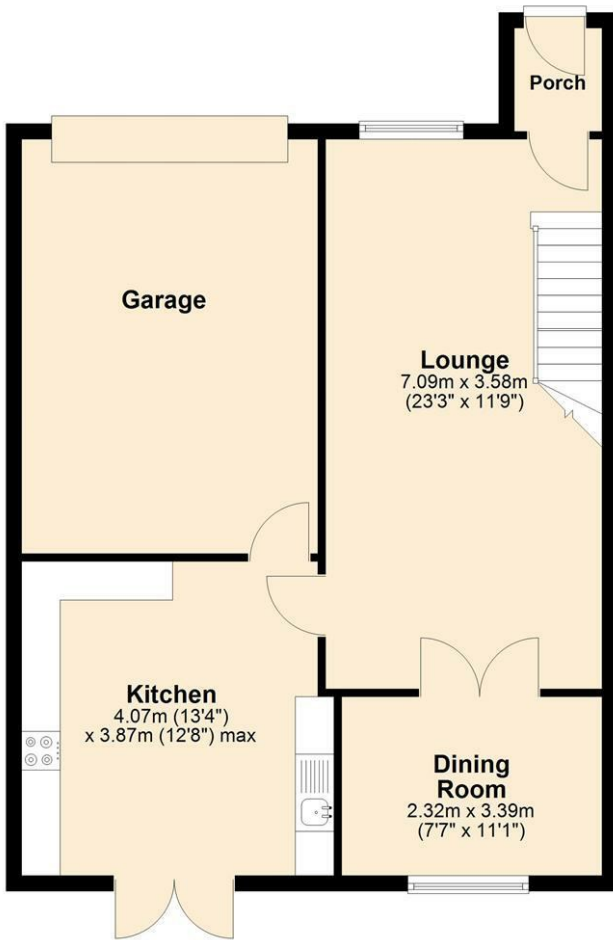
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only

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.

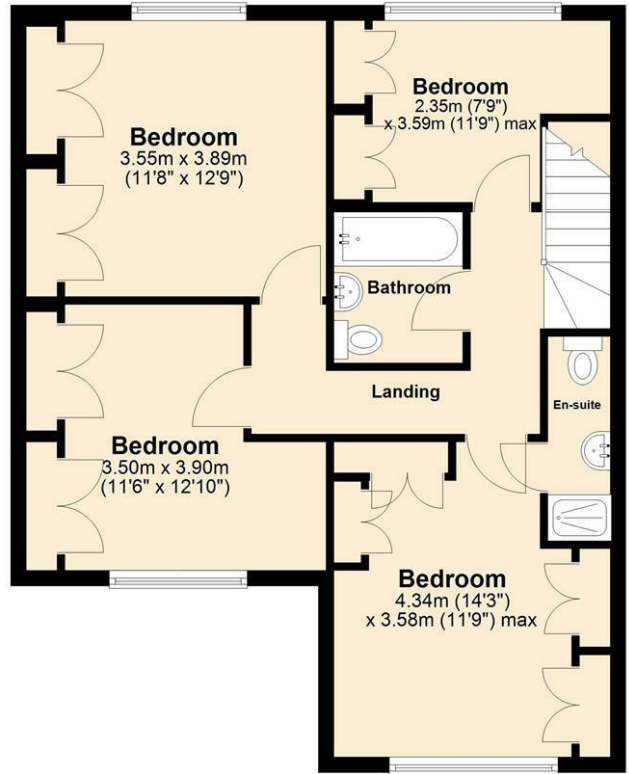
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the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

# Floor Plan

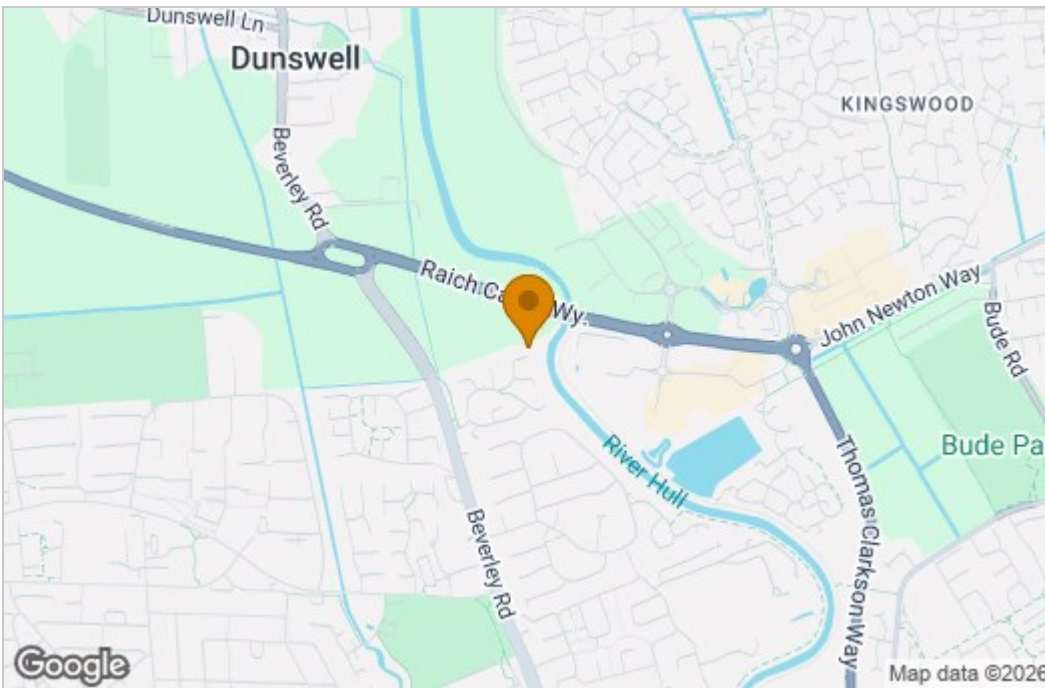
## Ground Floor



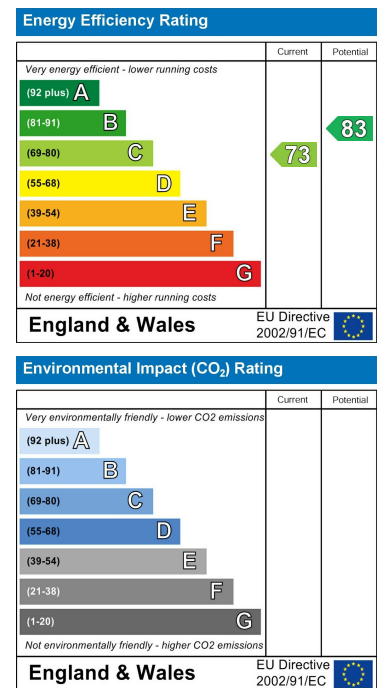
## First Floor



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.