

# Whitakers

Estate Agents



## 2 Baccarat Close, Hull, HU10 7FT

**£410,000**

Whitakers Estate Agents are delighted to present this modern detached family home, constructed by Bellway Homes and forming part of the sought-after Mosaic development in the highly regarded village of Anlaby. Ideally suited to the growing family seeking generous and versatile accommodation, the property enjoys an enviable position within easy reach of highly regarded schooling, an excellent range of local amenities and superb transport connections. Externally, the property enjoys views over a communal park and children's playing area to the front aspect. The front garden is predominantly laid to lawn with decorative planting, while a paved driveway provides off-street parking and leads to the integral garage. Upon entry, residents are welcomed by an inviting entrance hall incorporating a cloakroom, which leads through to a spacious lounge and an open-plan living/dining kitchen fitted with a range of integrated appliances. A separate utility room completes the ground floor accommodation. A fixed staircase rises to the first-floor landing, which provides access to the loft hatch and useful storage. The first floor then comprises a master bedroom and a second bedroom, both benefiting from en-suite shower rooms, together with two further bedrooms. These are served by a family bathroom furnished with a three-piece suite. French doors from the dining area open onto a generously sized, enclosed rear garden, which is partly laid to lawn and complemented by a paved seating area. A pathway leads to a further patio area at the rear of the garden, providing additional space for outdoor seating and entertaining.

The accommodation comprises

#### Front external

Externally, the property enjoys views over a communal park and children's playing area to the front aspect. The front garden is predominantly laid to lawn with decorative planting, while a paved driveway provides off-street parking and leads to the integral garage.

#### Ground floor

##### Hallway

Composite double glazed door with side window, central heating radiator, under stairs storage cupboard, and laminate flooring. Leading to :

##### Cloakroom

Central heating radiator, and partly tiled with laminate flooring. Furnished with a two-piece suite comprising wash basin with dual taps, and low flush W.C.

Lounge 15'3" x 11'4" (4.65 x 3.46 )



UPVC double glazed window, central heating radiator, feature fireplace with fitted storage around, and carpeted flooring.

Living dining kitchen 10'9" x 27'8" (3.30 x 8.45 )



#### Living area



UPVC double glazed French doors and windows, central heating radiator, and laminate flooring.

#### Kitchen area



UPVC double glazed window, and laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback upstand and tiles above, sink with mixer tap, and a range of integrated appliances including : oven with hob and extractor hood above, fridge-freezer, and dishwasher.

#### Utility room

Central heating radiator, and laminate flooring. Fitted with a wall and eye level units, worktop with splashback above, and plumbing for a washing machine.

#### First floor

##### Landing

With access to the loft hatch, central heating radiator, built-in storage cupboard, and carpeted flooring. Leading to :

Master bedroom 17'4" x 11'3" (5.29 x 3.44 )



UPVC double glazed window, central heating radiator, fitted wardrobes and desk with drawers, and carpeted flooring.

En-suite



UPVC double glazed window, central heating radiator, and laminate flooring. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower, pedestal sink with mixer tap, and low flush W.C.

Bedroom two 10'5" x 13'1" maximum (3.18 x 4.00 maximum )

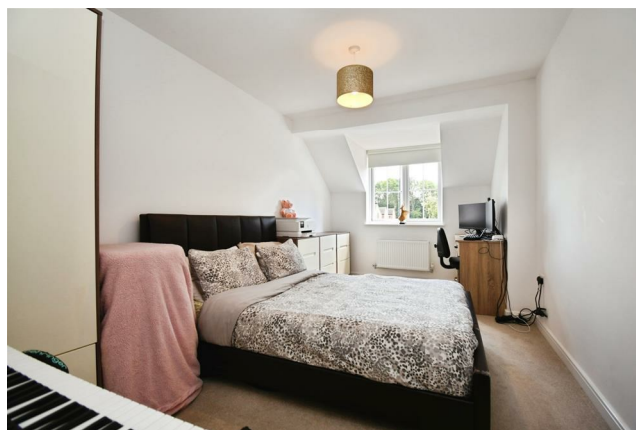


UPVC double glazed window, central heating radiator, and carpeted flooring.

En-suite

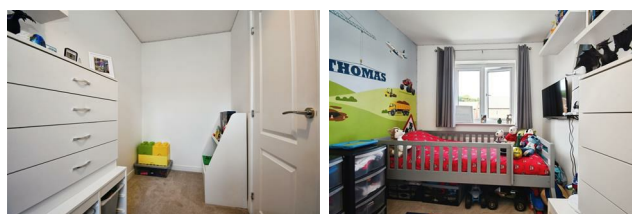
UPVC double glazed window, central heating radiator, and laminate flooring. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower, pedestal sink with mixer tap, and low flush W.C.

Bedroom three 15'5" x 9'1" (4.70 x 2.77 )



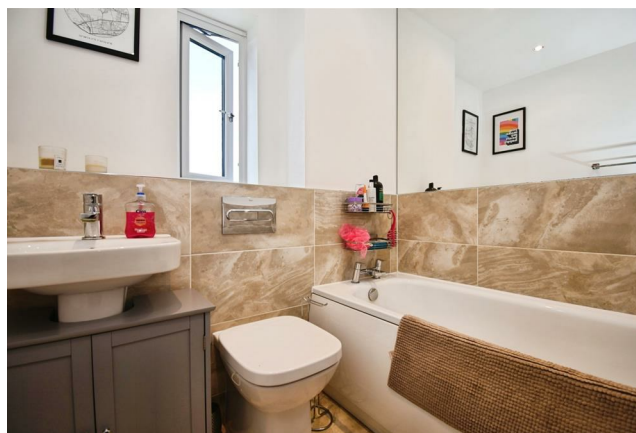
UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom four 13'0" x 5'8" (3.98 x 1.75 )



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

Bathroom



UPVC double glazed window, central heating radiator, and partly tiled with laminate flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap, wash basin with mixer tap, and low flush W.C.

## Rear external



French doors from the dining area open onto a generously sized, enclosed rear garden, which is partly laid to lawn and complemented by a paved seating area. A pathway leads to a further patio area at the rear of the garden, providing additional space for outdoor seating and entertaining.

## 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 - East Riding Of Yorkshire  
Local authority reference number - ANL014002000  
Council Tax band - E

## EPC rating

EPC rating - B

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Ultrafast 1000 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 silicitors 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

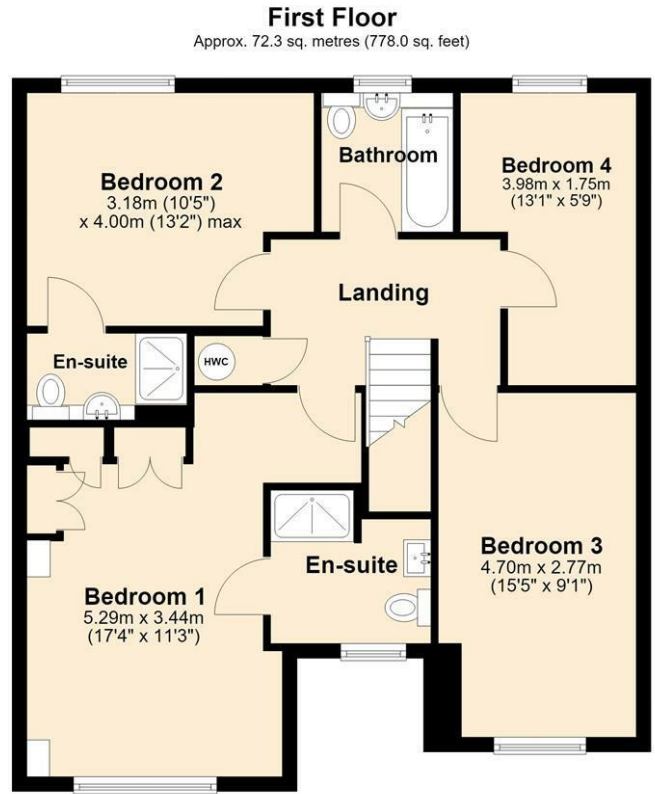
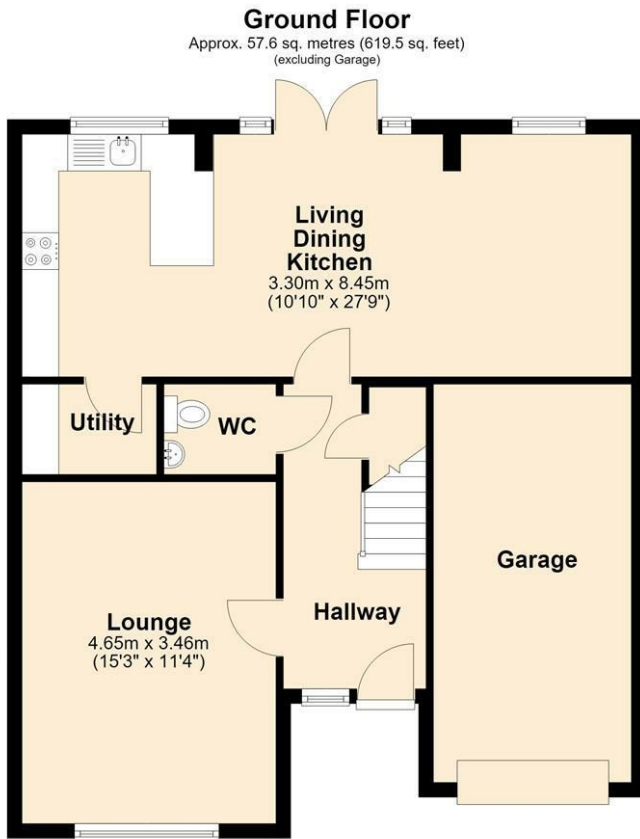
and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

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.

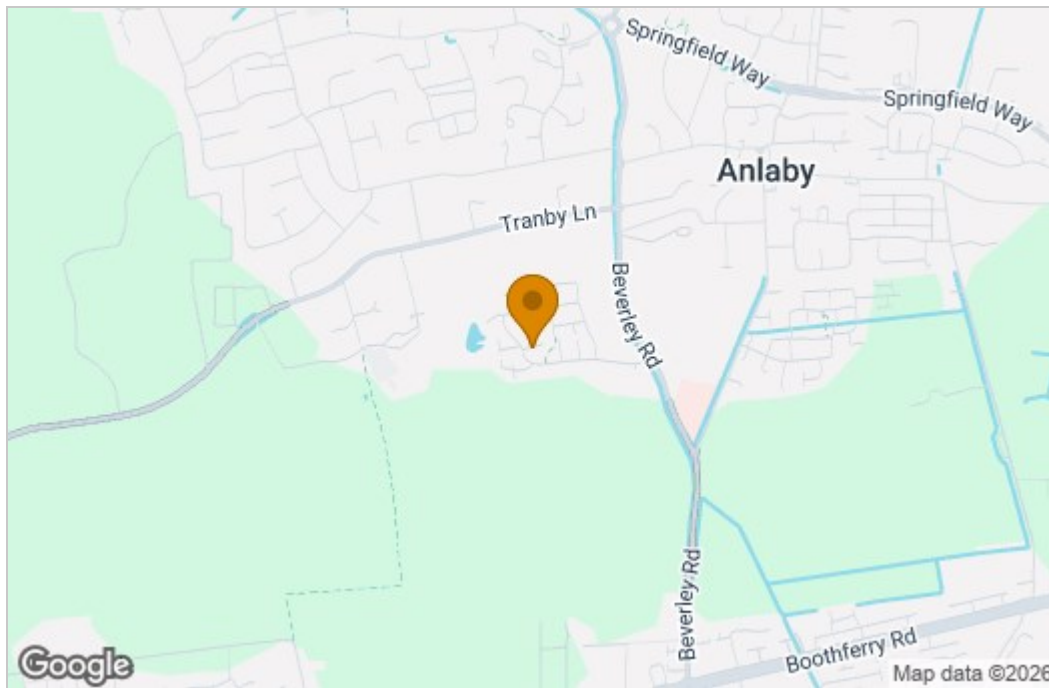
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the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

# Floor Plan

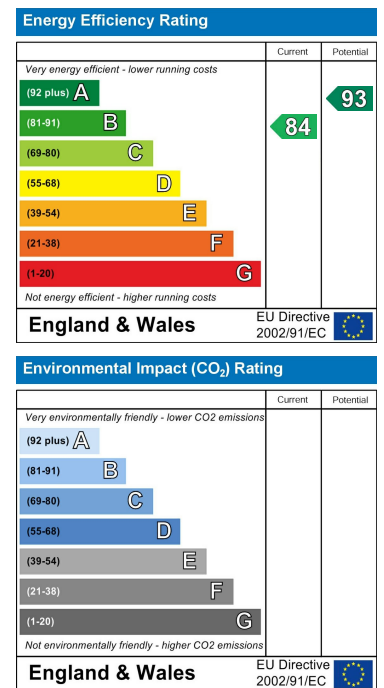


Total area: approx. 129.8 sq. metres (1397.6 sq. feet)

# Area Map



# Energy Efficiency Graph



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