Whitakers
Estate Agents









8 Cooks Gardens, Hull, HU12 9SW

£180,000

This beautifully presented Semi Detached Town House, offers generously proportioned accommodation over three floors, perfect for the growing family. The front door opens inviting you in to view this lovely family home. As you step into the hallway you will be impressed with the recently fitted LVT "Herringbone Pattern" flooring that continues throughout the ground floor, providing a practical and luxurious feel to welcome you in. Doors open to the DINING KITCHEN, perfect for the culinary member of the family with high gloss fitted units and complimentary work surface and built in cooker. There is a GROUND FLOOR W.C. and a comfortable, light and airy LOUNGE with feature fireplace and French doors opening out to the rear GARDEN, enjoying views out over open countryside, creating a lovely space to relax and unwind. There are FOUR BEDROOMS, including an impressive MASTER SUITE to the top floor boasting a DRESSING ROOM and modern EN SUITE SHOWER ROOM, There are two double bedrooms and single on the first floor, benefitting from the family SHOWER/BATHROOM on the same level.

There is ample OFF ROAD PARKING to the front of the property.

The property sits in a desirable residential pocket of the village, just moments from a nearby children's play area, making it ideal for younger families looking to settle long-term.

The friendly village of Keyingham offers ample amenities including: highly regarded schools, shops, and easy commutes with excellent bus service. Embracing life here is all about enjoying both the countryside and the community events. It's going to be the perfect place to raise your family!

Accommodation Comprising

Entrance & Hallway

A canopied front entrance door opens to welcome you in to view the generously proportioned accommodation on offer. As you set into the hallway, you will be impressed with the recently fitted LVT flooring, providing a practical yet luxurious feel throughout the ground floor. Doors open to the Ground floor W.C, Dining Kitchen and Lounge.

Dining Kitchen 12'3" x 7'8" (3.75 x 2.35)



A good range of fitted, high gloss units with complimentary work surface and splashbacks. Built in oven with electric hob above. Resin sink unit with mixer tap and drainer. Plumbed for automatic washing machine and space for fridge freezer. Ample room for table and chairs to the front bay

Lounge 14'7" x 16'2" (4.47 x 4.95)



A light and airy, comfortable lounge with feature LVT Herringbone pattern flooring throughout. Attractive fireplace , radiator and French doors opening out to the rear garden, enjoying views over open fields and countryside., a lovely room for the family to relax and unwind.

Lounge Feature



Ground Floor W.C. 5'4" x 2'6" (1.65 x 0.77)



With wash basin, toilet and radiator, LVT flooring.

Views Out



First Floor

Bedroom Two 14'4" x 8'0" (4.38 x 2.44)



A double bedroom with double glazed window and radiator. Ample space for bedroom furniture.

Bedroom Three 11'8" x 7'11" (3.57 x 2.43)



A double bedroom with radiator, double glazed window, enjoying views over open countryside.

Bedroom Four 8'2" x 5'11" (2.49 x 1.81)
A single bedroom with double glazed window and radiator.

Family Shower/Bathroom 5'10" x 5'1" (1.79 x 1.55)



A contemporary tiled shower room with walk in shower cubicle. Low level W.C. and vanity unit housing the wash basin with useful storage below. Double glazed obscure window and chrome towel.

Second Floor

Master Bedroom One 15'7" x 14'10" (4.75 x 4.53)



A generously proportioned master suite with walk in dressing area.

En Suite Master Bedroom 6'0" x 5'1" (1.84 x 1.55)



A modern En Suite with walk in shower, low level toilet. Vanity unit housing the wash basin with useful storage cupboard below.

Dressing Area to Master Bedroom 8'9" x 6'0" (2.69 x 1.84)



A useful dressing area with Velux window and door to En Suite Shower.

Garden



The rear garden enjoys views out over open countryside, easily maintained with attractive block paved patio area providing ample space for table & chairs, perfect for dining "al fresco".

Off Road Parking

Ample off road parking space to the front of the property

Play Park



There is a children's play park opposite the property.

Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band C

EPC Rating

EPC rating to be confirmed

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.

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 sale 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.

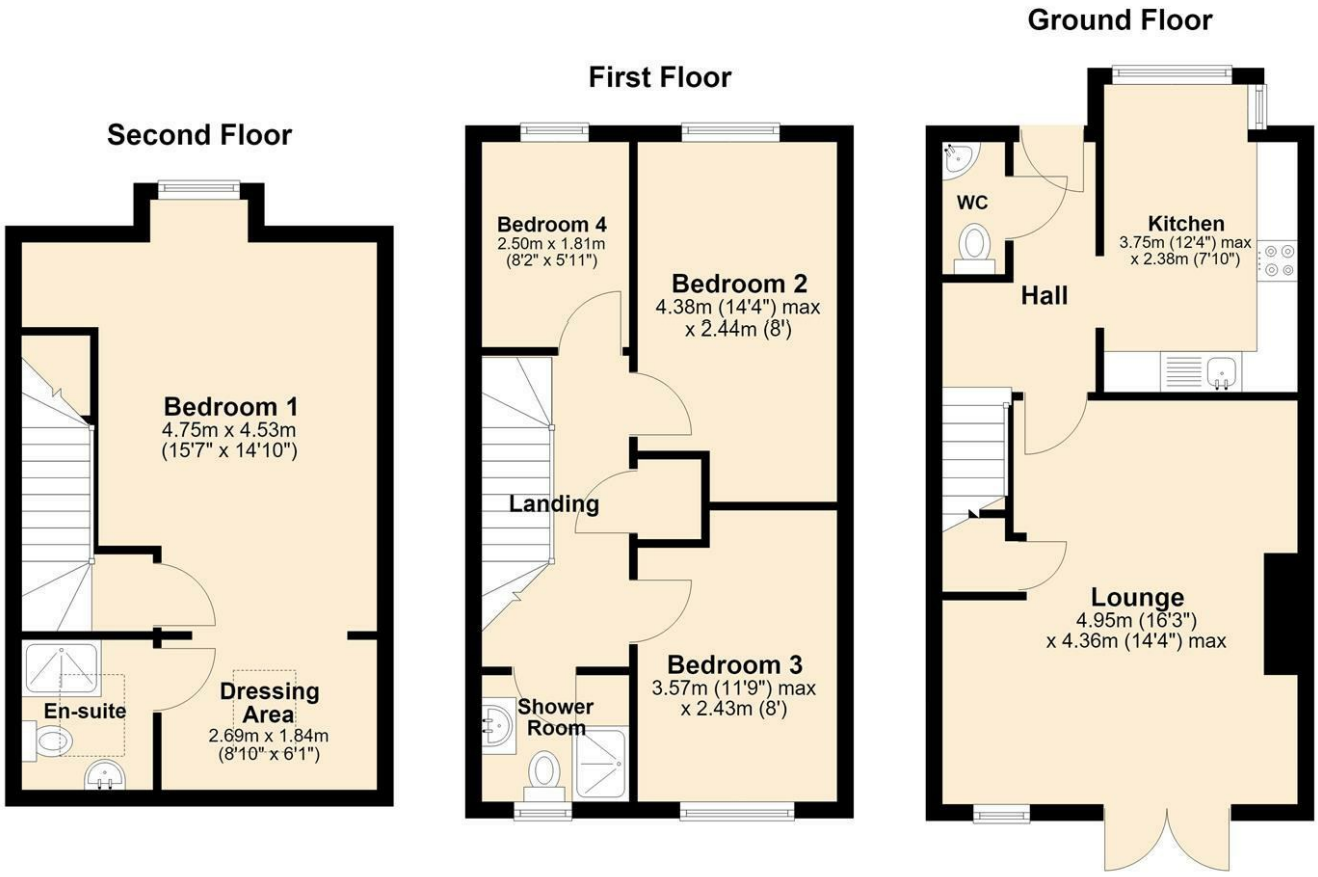
Material Information.

Construction - Brick under tiled roof
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE/ O2 and
Broadband - Basic 7 Mbps / Superfast 80 Mbps / Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

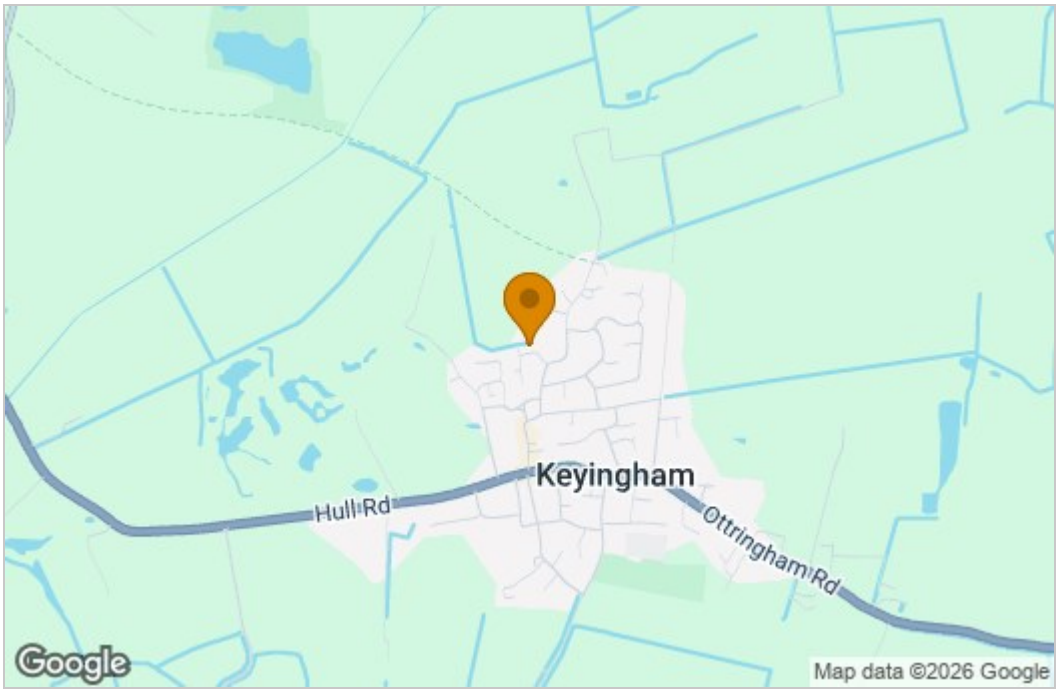
Whitakers Estate Agent Declaration.

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

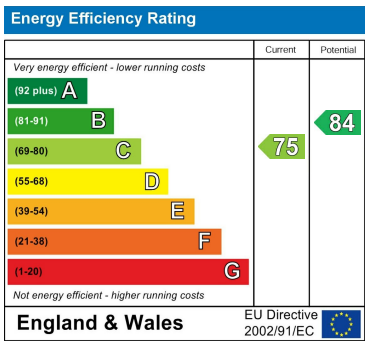
Floor Plan

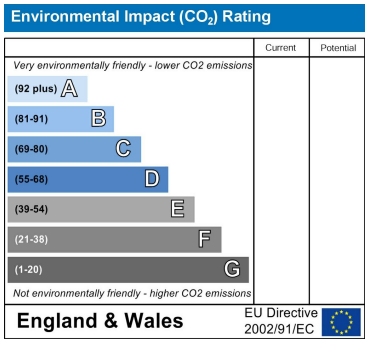


Area Map



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.

3 St. Augustines Gate, HU12 8EU, Hedon, East Riding of Yorkshire, HU12 8EU
Tel: 01482 890111 Email: hedon@whitakers.co.uk https://www.whitakers.co.uk