Riverside



# 16 Whisperwood Way

## Bransholme, Hull, HU7 4JT

£299,950

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A Beautifully presented, double fronted detached family home, situated on this modern development to the east of Hull. Arranged over three floors, the property boasts five excellently proportioned bedrooms, 20 foot dining kitchen, bright lounge and second reception room.

Offering ready to move into accommodation, ideal for families, the property benefits from UPVC double glazing throughout and gas central heating and briefly comprises; to the ground floor, entrance hallway, large kitchen/diner, lounge, office/playroom and downstairs WC.

To the first floor is a landing, three bedrooms, including the master with dressing area and en-suite and the family bathroom with a modern three-piece suite.

To the second floor is a landing area with storage cupboard and two further double bedrooms







Ground Floor

Entrance Hallway
A welcoming entrance into this lovely family home via glazed composite door to the front. With fixed staircase to first floor levels, under stairs storage, laminate flooring and radiator.

Office 13'5" x 9'3" (4.09m x 2.82m)
A multi-purpose room to the front with UPVC double glazed window, laminate flooring and radiator.

Lounge 13'6" x 12'5" (4.12m x 3.79m)
A bright and airy room with UPVC double glazed windows to two sides, UPVC French doors opening out to the garden, laminate flooring and radiator.

Dining Kitchen 8'11" x 20'5" (2.74m x 6.23m)
At over 20 foot long, this is the heart of this family home. With UPVC double glazed window to the front and side, UPVC French doors to the garden and fitted with a range of base and wall mounted units, laminated work surfaces and matching upstands, tiling to the splashback areas, inset electric hob with extractor over and electric oven below, inset stainless sink with mixer tap, integrated fridge/freezer, dishwasher and space for washing machine and tumble dryer. With space for dining table and finished with laminate flooring and radiator.

WC
With UPVC double glazed window to the rear. Fitted with a low level WC, hand basin, tiling to splashback areas and radiator.

First Floor

Central Landing
With UPVC double glazed window to the front and fixed staircase to the top floor.

Bedroom One 14'0" x 10'11" (4.29m x 3.34m)
A generous double bedroom to the rear with two windows to the rear aspect, mirror fronted sliding doors to fitted wardrobe, carpet flooring and radiator and archway provides access to:

Dressing Room
With further mirror fronted sliding wardrobes. Providing access to:

En Suite 5'9" x 4'7" (1.76m x 1.41m)
A modern three-piece suite with enclosed shower cubicle, low level WC and sink set upon vanity unit with storage. With UPVC double glazed window to the rear, tiling to splashback areas and designer radiator.

Bedroom Four 9'1" x 9'3" (2.79m x 2.84m)
A good sized room with UPVC double glazed window to the front, a fitted cabin bed with area below, carpet flooring and radiator.

Bedroom Five 8'3" x 8'3" (2.54m x 2.54m)
With a UPVC double glazed window to the front, carpet flooring and radiator,

Bathroom 8'4" x 6'11" (2.56m x 2.13m)
A recently refurbished suite with a panelled bath, low level WC and sink set upon vanity unit with storage. With UPVC double glazed window to the side, tiling to splashback areas and designed radiator,

Second Floor

Landing
Landing area with access to two double bedrooms and a storage cupboard.

Bedroom Two 9'4" x 14'8" (2.85m x 4.48m)
A double bedroom with UPVC double glazed window to the front, roof window, carpet flooring and radiator.

Bedroom Three 8'3" x 14'8" (2.53m x 4.48m)
A double bedroom with UPVC double glazed window to the front, roof window, carpet flooring and radiator.

Outside
Externally, to the front is a driveway for parking. To the rear is a beautifully maintained and enclosed garden, with lawn area, planted boarders, patio area and raised decking, ideal for out door seating, a summerhouse and shed/bar - both of which have electric to them.

Garage
At the front of the property to the end of the driveway, with up and over door to the front and with lighting and power.

Council Tax
We have been advised the property is council tax band E, payable to Hull City Council.

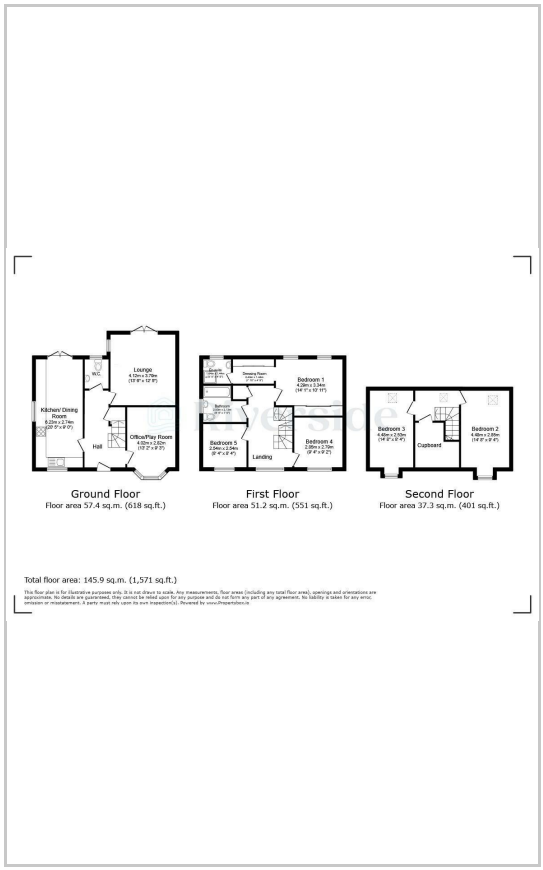
ADDITIONAL INFORMATION
Tenure:
Freehold

Disclaimer:
Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.

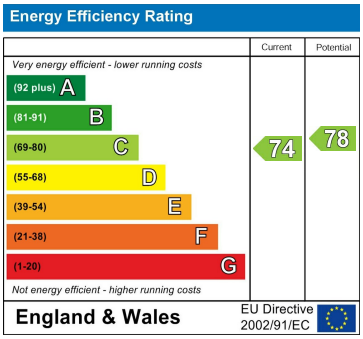
## Area Map




## Floor Plans




## Energy Efficiency Graph




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