

2 Bedroom House

Pitt Street, Hull, HU3 6PN

£70,000



• SOMETHING A BIT SPECIAL! • SPACIOUS BAY WINDOWED THROUGH LOUNGE • WITH CENTRAL OPEN PLAN STAIRCASE • MODERN AND MATCHING FITTED KITCHEN • REAR SUN/GARDEN ROOM • SPACIOUS AESTHETICALLY PLEASING BEDROOMS • BOTH WITH FITTED WARDROBES • VIEWING IS HIGHLY RECOMMENDED





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If you are looking for something a bit special this property will be perfect for you! A lovely Bay windowed property within a residential villa close to so many local amenities. This lovely property has charm and character throughout with generously proportioned and aesthetically pleasing accommodation which is arranged to two floors. The internal accommodation briefly comprises of: Entrance/Cloaks area which leads through to a very spacious Bay windowed Through Lounge with a Dining Area and an attractive central open plan staircase leads off to the first floor. Extending through from the Lounge is a fitted Kitchen with a range of modern matching units which are further complimented with coordinating fixtures and fittings. A very pretty Garden/Sun Room looks over to the rear Courtyard garden which has a Patio/Seating area. To the first floor there are two very spacious Bedrooms both with the benefit of fitted wardrobes thus providing ample hanging and storage space. The Bathroom is also spacious and fitted with a white 3-piece suite and tiled splash back surrounds. Outside to the rear is a walled Courtyard garden and to the front of the property is a lovely well stocked garden with an attractive display of plants, flowers and shrubs.

Location

There are excellent shopping facilities along the neighbouring Chanterlands Avenue and good public transport links provide easy access to the City Centre and surrounding areas. The K.Comm Stadium is within walking distance as is the West Park which is just around the corner.

Property Description

Ground Floor

Entrance Door - Front Entrance Door with overhead screen window leads through to the Entrance Hall:

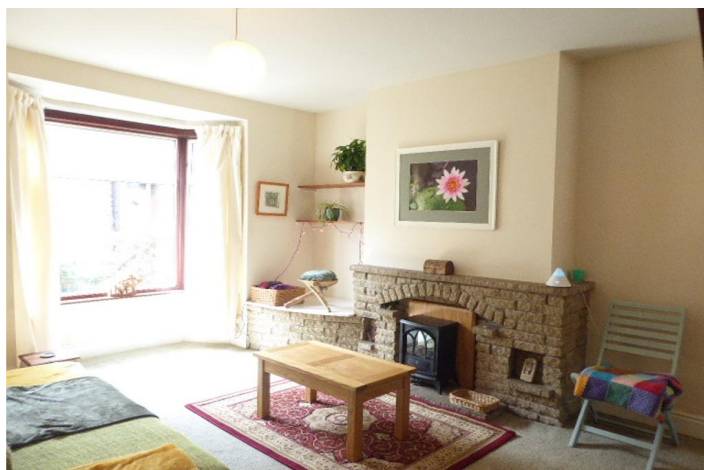
Entrance Hall - With cloaks area and a radiator. A further multipaned glazed door leads through to the dual aspect Through Lounge:

Through Lounge/Dining Area - 29' 4" x 14' 10" (8.96m x 4.54m) to extremes x to extremes
Double glazed Bay window with aspect over the front garden area and a further Double glazed window with aspect over the rear Courtyard Garden. There is an open tread central staircase off to the first floor and fire place with matching TV stand or display area. 2 radiators and a multipaned glazed door through to the Kitchen:

Kitchen - 9' 3" x 8' 7" (2.83m x 2.62m) to extremes x to extremes
Double glazed window with aspect over the rear Courtyard garden. Range of matching base, drawer and wall mounted units. Coordinating roll edge laminate work surface. There is an extractor fan over the cooker and a built in one-and-a-half bowl single drainer sink unit with mixer tap over and a contrasting tiled splash back surround. Wall mounted Gas central heating boiler. Space for upright fridge freezer, plumbing for automatic washing machine and recessed down lighting. Door through to a Sun/Garden Room:

Sun/Garden Room - 9' 5" x 7' 10" (2.89m x 2.4m) to extremes x to extremes
Dual aspect Double glazed windows looking out over the rear Courtyard garden. Radiator, recessed down lighting and rear Entrance Door.

Front Garden - Is laid with pavers and raised beds housing established trees, plants and shrubs. A low cottage style timber perimeter and boundary fence with matching access gate



First Floor

First Floor Landing - Door through to Bedroom 1:

Bedroom 1 - 12' 3" x 11' 11" (3.75m x 3.65m) to extremes x from front fitted wardrobes

Double glazed window with aspect over the front garden area. Range of fitted wardrobes with shelves and hanging space and matching overhead storage unit and radiator.

Bedroom 2 - 11' 9" x 8' 4" (3.6m x 2.56m) to extremes x plus recess from front of fitted wardrobes

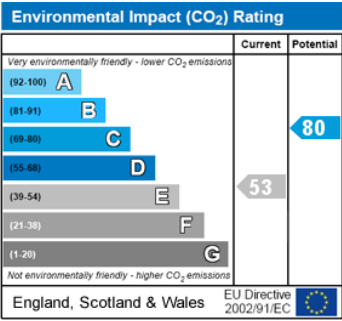
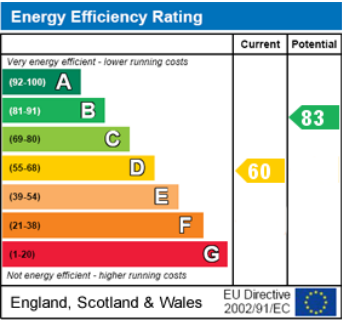
Double glazed window with aspect over the rear Courtyard area. Range of fitted wardrobes with shelves and hanging space and matching overhead storage unit and radiator.

Bathroom - Has a white 3-piece suite comprising of a panel bath, pedestal wash hand basin and low flush WC. Shower attachment over the bath with contrasting tiled splash back surround. Radiator, extractor fan. Double glazed safety window with overhead screen window.

Exterior

Rear Garden - Outside to the rear is a Courtyard garden which is walled with a high level timber boundary and perimeter fence and also a high level access gate. There is an external water supply.





MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

