

## 3 Bedroom Terraced House

De Grey Street, Hull, HU5 2RY

£180,000



- RARELY AVAILABLE • DOUBLE FRONTED PERIOD PROPERTY • THREE DOUBLE BEDROOMS •
- NEWLY REFURBISHED





### **3 Bedroom Terraced House**

**£180,000**

De Grey Street, Hull, HU5 2RY

If you are looking for a very spacious property with lots of charm and character which has been updated with tasteful quality fixtures and fittings, this property will be perfect for you!

A very handsome double fronted house in move in to condition.

Book your viewing as the internal accommodation are both spacious and presented to a very high standard throughout!

Council Tax Band: To be confirmed



## Location

The area is highly sought after and well known for its wealth of amenities, all within walk in distance from the property.

Regular public transport links provide easy access to Hull City centre and the surrounding areas. There are schools, colleges and academies nearby - also the University of Hull is within walking distance from the property.

For those who enjoy nightlight and socialising with family and friends you will be spoilt for choice as there are many busy, well visited café bars and restaurants along Newland Avenue and the ever popular Princes Avenue.

## Property Description

### Ground Floor

**Entrance Hall** - Entrance hall with part ceramic tiled and carpet flooring. Under stairs cupboard. Radiator. Spindle staircase to the first floor. Doors leading through to the lounge, dining room and kitchen.

**Bay Windowed Lounge** - 11' 1" x 10' 1" (3.38m x 3.08m)

Extremes to extremes.

Feature bay window with aspect over the front outdoor area. Radiator. Newly carpeted flooring.

**Lounge** - 13' 8" x 10' 0" (4.2m x 3.07m) Extremes to extremes.

Double glazed bay window with aspect over the front outdoor area. Radiator. Carpeted flooring.

Open plan lounge leading to the dining room.

**Dining Room** - 10' 1" x 9' 1" (3.08m x 2.77m) Extremes to extremes.

Full length double glazed window and door with aspect over the rear outdoor area giving access to the garden.

Carpeted flooring.

**Kitchen** - 10' 7" x 8' 2" (3.23m x 2.49m) Extremes to extremes.

Double glazed window with aspect over the rear garden area. A good selection of matching wall and base units with contrasting work surfaces. Stainless steel sink and drainer. Electric hob and oven with extractor fan. Plumbing for a washing machine. Central heating boiler. Two fridges which are included in the sale. Ceramic floor tiles.

### First Floor



**Bedroom 1 - 11' 2" x 10' 1" (3.41m x 3.08m)** Extremes to extremes.

Double glazed window with aspect over the front outdoor area. Radiator. Carpeted flooring.

**Bedroom 2 - 14' 3" x 9' 10" (4.35m x 3.01m)** Extremes to extremes.

Two double glazed windows with aspect over the front outdoor area. Radiator. Carpeted flooring.

**Bedroom 3 - 10' 11" x 9' 1" (3.35m x 2.77m)** Extremes to extremes.

Double glazed window with aspect over the rear garden area. Radiator. Carpeted flooring.

**Family Bathroom - 11' 4" x 8' 7" (3.47m x 2.62m)**

Extremes to extremes.

Very spacious family bathroom. Comprising of a free standing ceramic bath tub, wash hand basin and low level flush WC and a double size shower cubicle.

Partially tiled walls. Radiator. Ceramic tiled floor.

## Exterior

**Outdoor Garden Area -** Spacious enclosed outdoor area comprising of grey stone gravel and grass area for ease of use and maintenance.

**Garden -** To the rear of the property is an enclosed secure garden with good sized shed. The garden has been landscaped in a low maintenance contemporary style offering mainly gravel with additional lawn area.

**Council tax band: A**

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.







Total area: approx. 101.5 sq. metres (1092.7 sq. feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	77   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		