



2 Bedroom

Quilter Avenue, Hull, HU4 7NG

Offers in Region of

£112,500



- IDEAL STARTER HOME/INVESTMENT PROPERTY •
- BOARDED LOFT CONVERSION •
- CONSERVATORY •
- GAS CENTRAL HEATING & DOUBLE GLAZING





2 Bedroom End Terraced House

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If you are looking for a spacious modern end of terrace property with a conservatory and boarded loft conversion this property will be perfect for you!

The internal accommodation briefly comprises of an entrance porch and an entrance vestibule which extends through to a spacious lounge.

Also extending through from the lounge is an attractive well equipped breakfast kitchen with a matching range of fitted units which are further complimented with coordinating fixtures and fittings and space for a breakfast table.

Leading through from the breakfast kitchen is a conservatory with pleasant views and access to the rear garden area.

To the first floor there are 2 good sized bedrooms and a bathroom with a white 3 piece suite and contrasting tiled surround.

A useful addition to the property is a very generously proportioned boarded loft space with great versatility - ideal for use as a computer study office space or hobbies area.

Outside to the rear is a low maintenance garden with a patio seating area inset.

Additionally this appealing property further benefits from a gas central heating system and double glazing.

The property is offered with vacant possession on completion and with no chain involved.

Internal viewing is highly recommended - an ideal starter home or investment property.

Location

The property is ideally located within a highly popular residential area with many local amenities conveniently placed within easy proximity.

There are local shopping centres however, for a more extensive shopping experience Anlaby Common and Anlaby Retail Park with a Morrison superstore are just a short distance from the property.

Reputable schools, colleges and academies are easily accessed as there are good local transport connections in and out of the city.

The Haltemprice leisure centre and library are just a short distance away as are the many cafe bars and public houses within the neighbouring Anlaby and Willerby villages.

Property Description

Ground Floor

Entrance - Double glazed front entrance door with matching side screen windows lead through to an open entrance porch with wall light point.

This leads further to the entrance vestibule with a staircase off to the first floor.

Laminate flooring.

Lounge - 14' 11" x 11' 10" (4.56m x 3.61m) Extremes to extremes.

Double glazed window with aspect over the front garden area.

Chimney breast with wall mounted coal effect focal point fire.

Radiator.

Coving.

Laminate flooring.

Breakfast Kitchen - 18' 1" x 8' 7" (5.53m x 2.62m)

Extremes to extremes.

Extending from the lounge..

Double glazed window with aspect over the rear garden area.

Range of matching fitted base, drawer and wall mounted units with brushed steel effect handle detail and a coordinating roll edged laminate worksurface housing a 1&1/2 bowl single drainer sink unit with a mixer tap over and a contrasting tiled surround.

Plumbing for automatic washing machine.

A further matching worksurface houses a stainless steel hob, built-in oven beneath and stainless steel funnel hood extractor fan over all with a contrasting tiled surround.



Space for upright fridge freezer.
Built-in storage cupboard and further understairs storage/cloaks area.
Radiator.
Coving.
Tiled effect laminate flooring.
Double glazed door leads through to the partially brick built conservatory.

Conservatory - 10' 0" x 9' 2" (3.05m x 2.8m) Double glazed french doors and double glazed windows providing views and access to rear patio and gardens beyond.
Tiled effect laminate flooring.

First Floor

Landing - Fixed staircase to a boarded loft space.
Double glazed window with aspect over the side elevation.
Radiator.
Coving.

Bedroom One - 18' 3" x 9' 4" (5.57m x 2.85m) Extremes to extremes.
Double glazed window with aspect over the front garden area.
Radiator.
Coving.
Laminate flooring.

Bedroom Two - 11' 5" x 9' 9" (3.49m x 2.99m) Extremes to extremes.
Double glazed window with aspect over the rear garden area.
Built-in double robe.
Radiator.
Coving.
Laminate flooring.

Bathroom - White 3 piece suite comprising of panel path, pedestal wash hand basin and low flush W.C.
Chrome effect electric shower over the bath and contrasting tiled surround.
Double glazed opaque windows.
Recessed down lighting.
Radiator.
Coving.
Laminate flooring.

Top Floor

Boarded Loft Space - 16' 10" x 9' 8" (5.15m x 2.96m) Double glazed window with aspect over the side elevation.
Wall mounted gas central heating boiler.
Storage space to the eaves.
Recessed down lighting.
Radiator.
Laminate flooring.



Exterior

Rear Garden - Full width paved patio/seating area with a lawned circular feature.

Also laid with fine stone gravelling for ease of maintenance with a gardener's shed inset to the rear boundary.

Evergreen hedge screening to the rear boundary and timber perimeter fence.

External water supply.

Front garden area - Paved for ease of maintenance.

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. 96.7 sq. metres (1041.2 sq. feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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