

## 3 Bedroom

Desmond Avenue, Hull, HU6 7JZ

£220,000



- WELL PRESENTED VERY SPACIOUS PROPERTY • GREATLY EXTENDED - LARGE DINING KITCHEN • GF AND FF BATHROOMS • 3 BEDROOMS PLUS BOARDED LOFT SPACE • DETACHED GARAGE/CAR PORT- AMPLE PARKING • SOUGHT AFTER AREA • DOUBLE GLAZING • GAS CENTRAL HEATING SYSTEM • VACANT POSSESSION • NO CHAIN INVOLVED





### 3 Bedroom End Terraced House

£220,000

Desmond Avenue, Hull, HU6 7JZ

\*\* INVITING OFFERS BETWEEN £220,000 AND £225,000 \*\*

An exceptionally well presented and greatly extended bay fronted property.

Internal viewing on this viewing is not only highly recommended but is absolutely essential in order to appreciate the size and standard of the accommodation on offer.

The bright and spacious internal accommodation is arranged to three floors and briefly comprises of an entrance hall, which leads through to a pleasant, bay windowed lounge, and further through to a rear sitting room/dining room.

The impressive dining kitchen has space for a dining table and sofa area, which extends through from the attractive fitted kitchen.

French doors provide lovely views and access to the rear patio and gardens beyond.

This is a well planned domestic preparation area, with space for entertaining with family and friends.

A useful addition to the ground floor is a bathroom with a modern suite.

To the first floor, are three aesthetically pleasing bedrooms and family bathroom.

A fixed staircase from the landing leads to a superb boarded loft space, with great versatility - ideal for use as a home office, computer study area or hobby space.

Outside to the rear, the garden serves to enhance the overall presentation throughout.

The garden is mainly laid to lawn, with a patio/seating area inset.

A detached garage is conveniently placed within the rear boundary, as is a further off road, multi vehicle parking space or hard standing area, accessed via high level timber gates.

Additionally, as one would expect from a property of this calibre, there is a gas central heating system and double glazing.

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

## Location

Perfectly located within a highly sought after, tree lined, residential area.

The area is well served with a wealth of local amenities. There are busy local shopping centres, however, for a more extensive shopping experience, Hull City Centre is just a short commute from the property.

Regular public transport connections provide easy access to the city centre and surrounding areas.

For those with a growing family, there are schools, colleges and academies nearby, with the University of Hull conveniently placed along the neighbouring Cottingham Road.

For those wishing to spend leisure time with family and friends, there are many, busy and vibrant multicultural cafe bars and restaurants to choose from, along the neighbouring Newland Avenue.

All in all a great place to live!

## Property Description

### Ground Floor

**Entrance Porch** - Open arch entrance porch with tiled flooring, leading through to a double glazed, front entrance door, with matching side screen and overhead screen windows.

**Entrance Hall** - Spindle staircase off to the first floor. Under stairs cloaks/recess/meter cupboard. Radiator.

**Lounge** - 16' 0" x 12' 4" (4.9m x 3.76m) Extremes to extremes. Double glazed window with aspect over the front garden area. Radiator.

**Rear Sitting/ Formal Dining Room** - 12' 2" x 12' 0" (3.71m x 3.66m) Extremes to extremes. Double glazed window with aspect over the side elevation. Radiator.

**Open Plan Dining Kitchen** - 27' 5" x 18' 4" (8.38m x 5.6m) Extremes to extremes - narrowing to 5.96, narrowing to 3.73m, narrowing to 3.37m narrowing to 1.76m. Double glazed french doors providing views and access to the rear patio and gardens beyond and a further double glazed window adjacent. Range of matching base, drawer and wall mounted units, with brushed steel effect handle detail. Coordinating, roll edged laminate work surface,



housing a stainless steel hob with oven beneath and stainless steel funnel hood, extractor fan over. Matching, high gloss matching splash back surround. A further work surface houses a stainless steel, one and a half bowl, single drainer sink unit, with a mixer tap over. Plumbing for automatic washing machine. Integrated fridge and freezer. Radiators. Recessed downlighting. Velux sky light windows. A further double glazed door leads through to the side elevation. Laminate flooring.



**Downstairs Bathroom** - White three piece suite comprising of a panel bath, with shower over and fixed shower screen and contrasting tile surround, matching pedestal wash hand basin and low flush WC. Wall mounted gas central heating boiler. Recessed down lighting. Extractor fan and radiator. Double glazed opaque window.



## First Floor

**Landing** - Spindle rail enclosure and fixed staircase to the second floor.



**Bedroom One** - 16' 7" x 11' 6" (5.07m x 3.53m) Extremes to extremes. Double glazed bay window with aspect over the front garden area. Radiator.

**Bedroom Two** - 12' 1" x 11' 6" (3.69m x 3.51m) Extremes to extremes. Double glazed window with aspect over the rear garden area. Radiator.

**Bedroom Three** - 8' 3" x 7' 2" (2.54m x 2.19m) Extremes to extremes. Double glazed window with aspect over the front garden area. Radiator.



**Upstairs Bathroom** - White three piece suite comprising of a panel bath with chrome effect shower over, pedestal wash hand basin and low flush WC. Contrasting tile surround with mosaic effect tile detail inset. Double glazed opaque window.

Recessed downlighting.  
Extractor fan.

## Second Floor

**Boarded loft space - 12' 3" x 12' 2" (3.74m x 3.71m)** Extremes to extremes.

Spindle rail enclosure.

Fitted Velux skylight windows.

Deep storage space in the eaves.

Recessed downlighting.

Recently fitted, wall mounted gas central heating boiler.

## Exterior

**Garden Area** - Garden is mainly laid to lawn, with a patio/seating area inset.

A path extends to the rear, where there are high level timber gates, providing access for use as an off road parking space or hard standing area.

Within the rear boundary, is a detached garage with service door from the main garden area.

A path extends along the side elevation to the front garden area.

External lighting

**Council tax band: C**

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.





Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		



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