



**3 Bedroom**

Windsor Road, Hull, HU5 4HD

Offers in Region of

**£190,000**



- TRULY IMPRESSIVE SEMI DETACHED PROPERTY • THREE BEDROOMS • TWO RECEPTION ROOMS • DOWNSTAIRS WC • EXTENSIVE LAWNED REAR GARDEN • INTERNAL VIEWING HIGHLY RECOMMENDED!





### 3 Bedroom Semi Detached House

Windsor Road, Hull, HU5 4HD

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A truly lovely, semi detached house, which is presented to a high standard. Discerning purchasers cannot fail to be impressed with the size, standard and presentation of the property on offer.

The internal accommodation is arranged to two floors and briefly comprises of an entrance hall, which extends through to a pleasant bay windowed lounge. Also, extending through from the entrance hall, is a rear sitting room or formal dining room. The kitchen has a modern range of attractive units, which are further complemented with integrated appliances and coordinating fixtures and fittings.

Conveniently placed within the rear entrance lobby is a ground floor cloaks/WC. To the first floor there are three aesthetically pleasing bedrooms, two with the added benefit of fitted wardrobes and matching furniture, thus creating ample storage and hanging space.

The family bathroom has a white three piece suite with shower over the bath and contrasting tile surround.

Outside to the rear, the extensive, multi faceted, garden area has a patio/seating area, a detached garage (for storage purposes only), and a gardeners shed with power and light. The garden is also laid to lawn, with flower and shrub borders.

Additionally, a further patio/seating area extends from the main garden, within the main boundary, where there is also a timber built, multi use summer house/storage area.

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

A truly impressive property, rarely available, offered with vacant possession on completion and no chain involved.

## Location

Windsor Road is ever popular and one of the areas most appealing and highly regarded locations. The area is also well known for its wealth of amenities, all within a convenient proximity to the property. There are busy independent traders along the neighbouring Chanterlands Avenue, however, the property is conveniently placed with easy access to Hull City Centre or Cottingham Village, for a more extensive shopping experience.

For the growing family, there are outstanding schools, colleges and academies within walking distance from the property.

Regular public transport links create easy access to the City Centre and surrounding areas.

For those wishing to spend leisure time with family and friends, there are many busy and well visited family restaurants and cafe bars, along the neighbouring Chanterlands Avenue, Newland Avenue and Princes Avenue.

## Property Description

### Ground Floor

**Entrance Hallway** - Double glazed front entrance door with matching side screen window with leaded detail inset, leads through to the entrance hall.

Wall light points.

Spindle staircase which leads off to the first floor.

Double glazed window bringing in light from the side elevation.

Dado rail, coving and radiator.

Under stairs meter cupboard.

Cloakroom with power.

**Lounge** - 13' 5" x 11' 3" (4.09m x 3.45m) Extremes to extremes.

Double glazed, leaded bay window with aspect over the front garden area.

Ornate fireplace with matching back and hearth, housing a coal effect electric fire.

Wall light points, radiator and coving.

**Rear Sitting / Dining Room** - 17' 3" x 10' 11" (5.28m x 3.33m) Extremes to extremes.

Double glazed opaque window bringing in light from the side elevation.

Modern fireplace with matching back and hearth, housing a coal effect, living flame gas fire.

Radiator and coving.

A bifold door leads through to the fitted kitchen.



**Kitchen - 10' 9" x 7' 6" (3.28m x 2.31m)** Extremes to extremes.

Double glazed window with aspect through to a lean to veranda.

Range of fitted base, drawer and wall mounted units, with brushed steel effect handle detail.

Coordinating fine granite effect, roll edged laminate work surface, houses a five burner stainless steel hob, built in funnel hood extractor fan over, with a stainless steel splash back surround.

A further matching work surface houses a double oven, and a further work surface houses a one and a half bowl single drainer sink unit, with a swan neck mixer tap over.

Matching splash back surround.

Integrated fridge and integrated freezer.

Recessed downlighting, coving, radiator and laminate flooring.

Double glazed rear entrance door.

**Rear Entrance Lobby -** Ground floor WC with low flush WC and opaque window.

Double glazed window with aspect over the rear garden area.

Radiator.

## First Floor

**Landing -** Spindle rail enclosure.

Double glazed opaque window bringing light into the side elevation.

Deep, built in, high level storage cupboard.

Loft hatch through to the roof void which is partially boarded.

**Bedroom One - 13' 11" x 8' 11" (4.26m x 2.74m)** Extremes to extremes to the fitted wardrobes.

Double glazed leaded bay window with aspect over the front garden area.

Range of full width fitted wardrobes with shelves and hanging space and matching overhead storage units.

Built in dressing table unit with drawers beneath.

Overbed storage units with open display shelving and matching bed side cabinets.

Radiator.

Coving.

**Bedroom Two - 10' 11" x 8' 9" (3.34m x 2.68m)** Extremes to extremes to the fitted windows.

Double glazed window with aspect over the rear garden area.

Range of fitted wardrobes with shelves and hanging space, matching overhead bed storage units and a



further single wardrobe.

Radiator and coving.

**Bedroom Three - 6' 11" x 5' 11" (2.12m x 1.82m)** Extremes to extremes.

Double glazed, leaded, oriel style window.

Radiator and coving.

**Bathroom** - White three piece suite comprising of a panel bath with electric shower, matching pedestal wash hand basin and low flush WC.

Contrasting tile surround.

Double glazed opaque window.

Extractor fan.

Radiator and coving.

## Exterior

**Rear outside area** - Detached garage with up and over door and power and light (for storage purposes only).

High level access gates provide an off road parking space or hard standing area.

Service door from the main garden area.

Within the perimeter is a gardeners shed which has power and light.

Low level, cottage style fence divide with access gate leading to a further garden area which is mainly laid to lawn and fine stone gravelling for ease of maintenance.

A low dwarf wall divide with access gate leads through to a further raised patio/seating area.

**Summer House** - Timber frame with double glazed windows looking out over the rear garden area.

Power and light.

**Front Garden Area** - The front garden is laid for ease of maintenance and further to create an off road parking space or hard standing area.

**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.



### Ground Floor

Approx. 56.4 sq. metres (607.6 sq. feet)



### First Floor

Approx. 36.0 sq. metres (388.0 sq. feet)



Total area: approx. 92.5 sq. metres (995.6 sq. feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		



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