

3 Bedroom Semi Detached House

Pilots Way, Victoria Dock, Hull, HU9 1PS

Offers in Excess of

£175,000



- MODERN SEMI DETACHED PROPERTY • ON A CORNER PLOT • VICTORIA DOCK DEVELOPMENT •
- 3 BEDROOMS • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING • NO CHAIN INVOLVED





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If you are looking for a modern semi-detached house which is perfectly placed within the highly popular Victoria Dock development this property will be perfect for you! This lovely property enjoys a generous corner position along Pilots Way and is arranged to 2 floors briefly comprising an entrance vestibule/cloaks area, pleasant aesthetically pleasing lounge with a tasteful and stylish finish. The breakfast kitchen has a range of modern fitted units which are further complimented with coordinating fixtures and fittings and with space for a breakfast/dining table. French doors provide lovely views and access to the rear patio and garden.

To the first floor there are 3 bedrooms and a family bathroom with a white 3 piece suite. The bathroom has a shower over the bath and contrasting tiled surround. Outside to the rear is decking patio/seating area. The garden is enclosed with a high level timber perimeter and boundary fence and the garage is accessed via entry from Pilots Way. There is also a service door from the main garden area. The garage has power and light.

Additional benefits include a gas central heating system and double glazing.

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

Internal viewing is highly recommended - One not to be missed!

Location

Victoria Dock is a most sought after residential area close to Hull city centre and with lovely river walks along the front of the dock.

Within the development there is a village hall, supermarket and well visited popular public house. Hull city centre is just a short distance from the property with lots of historical landmarks. The Paragon road and rail interchange is conveniently placed within the city centre creating good connections in and out of the city.

For those wishing to spend quality time with family and friends the marina is the place to be- a great place for eating out, nightlife etc. with the many well visited restaurants and cafe bars to choose from.

Property Description

Ground Floor

Front Entrance - Double glazed front entrance door leads through to an entrance vestibule.

Double glazed window looking out onto the side elevation.

Staircase off to the first floor.

Radiator, laminate flooring, coving.

Lounge - 12' 8" x 12' 2" (3.87m x 3.73m) Extremes to extremes.

Double glazed bow window with aspect over the front garden area.

Ornate fire place with open grate for display purposes only, and over mantle.

Radiator and under stairs storage/meter cupboard.

Coving.

Dining Kitchen - 15' 7" x 7' 7" (4.77m x 2.33m) Extremes to extremes.

Double glazed window and double glazed french doors, provide views and access to the rear garden area.

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

Coordinating, roll edged laminate work surface, housing a single drainer sink unit, with mixer tap over, and a matching splash back surround.

Space for a cooker with a funnel hood extractor fan over.

Space for upright fridge freezer.

Plumbing for automatic washing machine.

Space for a dining table.

Radiator, coving and laminate flooring.



First Floor

Landing - Spindle rail enclosure.
Double glazed window with aspect over the side elevation.
Loft hatch to the roof void with pull down ladder, loft is boarded for storage.

Bedroom One - 9' 4" x 8' 7" (2.87m x 2.62m) Extremes to extremes.
Double glazed window with aspect over the rear garden area.
Radiator and coving.

Bedroom Two - 11' 0" x 8' 4" (3.37m x 2.56m) Double glazed window with aspect over the front garden area.
Radiator.

Bedroom Three - 6' 10" x 5' 6" (2.1m x 1.69m) Extremes to extremes.
Double glazed window with aspect over the front garden area.
Built in cupboard with radiator.
Coving.

Bathroom - White, three piece suite comprising of a panel bath, with electric shower over, pedestal wash hand basin and low flush WC.
Contrasting tiled splash back surround.
Chrome upright towel rail/radiator.
Chrome fittings to the sanitary ware.
Extractor fan and double glazed opaque window.

Council tax band: B

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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