

2 Bedroom Semi Detached House

Brockton Close, Hull, HU3 5QH

Offers Over

£150,000



- SEMI-DETACHED IN PRISTINE CONDITION • STYLISH AND TASTEFUL • CONTEMPORARY FINISH •
- QUALITY FIXTURES AND FITTINGS • DESIRABLE CUL-DE-SAC LOCATION • MULTI-VEHICLE PARKING
- MUST BE VIEWED





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Home Estates are delighted to offer to the market this semi-detached house which is in pristine condition! The property has been the subject of stylish and tasteful updating throughout and is presented to the highest standard with an appealing contemporary finish.

This property is a real credit to the present owners and much attention to detail has been given with the internal design and quality fixtures and fittings.

The internal accommodation is arranged to 2 floors with extended living accommodation to the ground floor which briefly comprises of an entrance vestibule with a ground floor cloaks/W.C. with a modern white 2 piece suite and soft high gloss surrounds.

Extending through from entrance vestibule is a highly impressive breakfast kitchen with an attractive range of high gloss units which are further complimented with integrated appliances to include a double oven, hob, extractor, washing machine, tumble dryer and fridge/freezer. This is a great domestic preparation area with space for informal dining.

Extending through from the breakfast kitchen is a pleasant lounge which extends through to a lovely conservatory. The conservatory provides views and access to the rear patio and garden.

To the first floor there are 2 aesthetically pleasing bedrooms. Both bedrooms have the benefit of fitted slide robes and built-in furniture thus creating ample hanging and storage space.

The bathroom is fitted with a quality 3 piece suite to include a whirlpool bath with an Aqualisa shower over the bath and contrasting tiled surround.

Outside to the rear the lovely low maintenance garden serves to enhance the overall presentation throughout with a paved patio/seating area and attractive artificial grass inset.

The detached garage sits at the head of the private drive. The garage has power, light and a service door from the main garden.

The private drive extends along the side elevation thus creating a multi-vehicle off-road parking space or hard standing area. The front garden has been laid with attractive fine stone chippings and is enclosed with an ornate wrought iron railed enclosure and matching access gate.

There are high level ornate gates at the head of the drive.

As one would expect from a property of this calibre there is a gas central system and double glazing.

The property has many other endearing features which are too numerous to mention.

Internal viewing on this superb property is absolutely imperative in order to appreciate size and standard of the accommodation on offer.

A very special property - one not to be missed!

Location

The property is perfectly placed in a desirable residential cul-de-sac and the area is well served with a wealth of local amenities to include busy shopping centres and retail parks. There are regular public transport connections in and out of the city. Reputable schools and colleges are close by and the Hull Royal Infirmary is just minutes away along the neighbouring Anlaby Road. There are many well visited public houses and family restaurants nearby for those wishing to spend leisure time or nights out with family and friends.

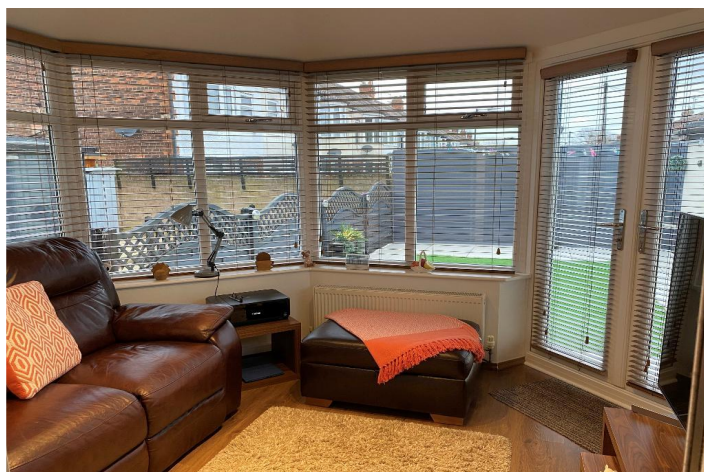
Property Description

Ground Floor

Entrance - Double glazed front entrance door leads through to the entrance vestibule.
Double built-in cloaks cupboard/storage area.
Laminate flooring.

Lounge - 15' 2" x 11' 8" (4.63m x 3.58m) Extremes to extremes.
Staircase off to the first floor.
Under stairs storage cupboard.
To the chimney breast a modern fireplace with matching back and hearth housing a stone pebble effect electric fire.
Radiator.
Oak grained effect laminate flooring.

Dining Kitchen - 11' 8" x 11' 0" (3.56m x 3.36m) Extremes to extremes.
Double glazed window with aspect over the front garden area.
Full range of high gloss base, drawer and wall mounted units with brushed steel effect handle detail.
Coordinating roll edged laminate work surface houses a one and a half bowl single drainer sink unit with a swan neck barrel mixer tap over.
Integrated fridge/freezer.
A further matching housing for a double oven and a further work surface housing a stainless steel hob, built-in funnel hood over with recessed down lighting.
The work surface to the sink unit also has a contrasting tiled surround.
Concealed gas central heating boiler.
Integrated washing machine.
Space for a good sized dining table.
Radiator.
Recessed downlighting.
Laminate flooring.



Rear Entrance Lobby - Double glazed entrance door leads through to an entrance porch which is the extension at the side with high gloss wipe clean surfaces.

Recessed downlighting.

Laminate flooring.

GF Cloaks/W.C. - White 2 piece suite comprising of a vanity wash hand basin with storage space beneath and a built-in low flush W.C.

This also has the high gloss wipe clean surfaces

Chrome fittings to the sanitary ware.

Double glazed opaque window.

Coordinating laminate flooring.

Recessed down lighting.

Conservatory - Extending through from the lounge..

Partially brick built with double glazed windows and double glazed French doors providing views and access to the rear patio and gardens beyond.

Recessed downlighting.

Classic style upright radiator.

A further radiator.

Oak grained effect laminate flooring.



First Floor

Landing - Double glazed window looking out over the side elevation.

Loft hatch through to the roof void.

Roof void has pull down ladder, power & light and space for storage.

Bedroom One - 11' 5" x 9' 8" (3.48m x 2.97m) Extremes to extremes from the front of the fitted slide robes.

Double glazed window with aspect over the rear garden area.

Range of fitted slide robes with shelves and hanging space.

Matching built-in low level drawer unit and built-in matching bedside cabinets and headboard.

Radiator.

Laminate flooring.



Bedroom Two - 11' 1" x 4' 6" (3.4m x 1.38m) Extremes to extremes from the front of the fitted wardrobes plus a further measurement of 1.99m plus door access to the rear of the fitted wardrobes.

Double glazed window with aspect over the front garden area.

Range of fitted slide robes with shelves and hanging space.

Built-in airing cupboard with hot water cylinder.



Radiator.
Oak grained effect laminate flooring.

Bathroom - Quality white 3 piece suite to include a whirlpool bath with an Aqualisa power shower over the bath and contrasting tiled surround.
Fixed shower screen to the bath.
Built-in vanity wash-hand basin and built-in low flush W.C.
To the side of the vanity wash hand basin there is a wall mounted illuminated mirror.
Double glazed opaque window.
Towel rail/radiator.

Exterior

Rear Garden - Outside to the rear the garden has been laid with marble stone paving's to create a patio/seating area.
The garden is also laid with artificial grass for ease of maintenance. Enclosed with a low level timber and trellis perimeter fence and a high level privacy screen to the rear boundary.
The garden sits at the head of the private drive.
The garage is detached with a service door from the main garden area, double drive doors, power and light.

Side Elevation/Drive - The drive is accessed via the side elevation thus creating an off road parking space or hard standing area with lighting to the side elevation.
Access to the drive is via ornate wrought iron double drive gates.
There is further multi-vehicle parking to the drive approach.

Front Garden - Laid with fine chip gravelling for ease of maintenance and is enclosed with a medium level wrought iron enclosure and access gate.
External water supply.
External lighting.

Council tax band: B

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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