

## 3 Bedroom End Terraced House

Chancery Court, Hull, HU5 5EW

£140,000



- MODERN TOWNHOUSE IN CUL-DE-SAC • HIGHLY SOUGHT AFTER DEVELOPMENT • QUALITY FIXTURES AND FITTINGS • OVERLOOKING PLAYPARK • 3 BEDROOMS • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING • NO CHAIN INVOLVED





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Discerning purchasers cannot fail to be impressed with this appealing modern townhouse which is perfectly placed within an attractive cul-de-sac setting tucked away in a highly sought after development.

The property has a modern contemporary finish with quality fixtures and fittings. Properties within this development are rarely available therefore early internal viewing is highly recommended!

The internal accommodation is arranged to 2 floors and briefly comprises of a pleasant spacious lounge with aspect over the playpark. A quality breakfast kitchen has been fitted with a matching range of units which are further complimented with integrated appliances and coordinating fixtures and fittings. There is also space for a breakfast table - a well planned domestic preparation area with space for informal dining. French doors provide views and access to the rear garden.

To the first floor there are 3 bedrooms and a family bathroom with a modern suite, shower over the bath and soft contrasting tiled surround. Outside to the rear the garden is mainly laid to lawn with a patio/seating area inset.

As one would expect the property further benefits from a gas central heating system and double glazing.

One not to be missed - Internal viewing is a must!

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

## Location

The property is ideally located close to all amenities with good local shopping centres however, within a very short distance from the property there are busy well visited retail parks, high street stores and supermarkets. Chancery Court is a little bit special with a small children's playpark and play area.

Regular public transport links provide easy access to the city centre and the immediate surrounding areas together with the West Hull villages.

Those who enjoy socialising with friends and family will find that there are many well visited and popular public houses, family restaurants and busy vibrant cafe bars within a short distance from the property.

## Property Description

### Ground Floor

**Entrance** - Canopied entrance porch which leads to a double glazed front entrance door leading through to the entrance vestibule.

Staircase off to the first floor.

Radiator.

Laminate flooring.

**Lounge** - 15' 11" x 10' 6" (4.86m x 3.22m) Extremes to extremes.

Multi-paned double glazed window with aspect over the front garden area and car parking area.

Modern fireplace with matching back and hearth housing a stone pebble effect electric fire.

Coving.

Radiator.

Laminate flooring.

**Breakfast Kitchen** - 13' 6" x 8' 8" (4.14m x 2.66m)

Extremes to extremes.

Double glazed window with aspect over the rear garden area. Double glazed french doors providing views and access to the rear patio and gardens beyond. 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, built-in oven beneath and a stainless steel funnel hood extractor fan over all with a contrasting tiled surround with mosaic effect tiled detail inset.

There is a further built-in single drainer sink unit with barrel tap swan neck mixer tap over also with a splash back surround.

Plumbing for automatic washing machine.



Space for an upright fridge/freezer.  
 Deep under stairs storage cupboard.  
 Radiator.  
 Tiled effect coordinating laminate flooring.



## First Floor

**Landing** - Spindle rail enclosure.  
 Double glazed window with aspect over the side elevation.  
 Built-in airing cupboard with hot water cylinder.

**Bedroom One** - 10' 6" x 8' 9" (3.21m x 2.68m) Extremes to extremes.  
 Double glazed multi-paned window with aspect over the front garden area.  
 Deep built-in storage cupboard with hanging rail and shelf.  
 Radiator.

**Bedroom Two** - 10' 0" x 7' 6" (3.06m x 2.3m) Extremes to extremes.  
 Double glazed window with aspect over the rear garden area.  
 Radiator.

**Bedroom Three** - 6' 11" x 5' 10" (2.13m x 1.79m) Extremes to extremes plus door access.  
 Double glazed window with aspect over the rear garden area.  
 Radiator.

**Bathroom** - White 3 piece suite comprising of a panel bath, built-in vanity wash hand basin with storage space beneath and built-in low flush W.C. with high gloss roll top display area all with a contrasting tiled surround with mosaic effect tiled detail inset.  
 Chrome effect shower over the bath with fixed concertina style shower screen doors.  
 Extractor fan.  
 Chrome effect upright towel rail/radiator.  
 Chrome fittings to sanitary ware.  
 Recessed downlighting.

## Exterior

**Rear Garden** - Outside to the rear the garden is mainly laid to lawn with a lovely patio/seating area inset.

Council tax band: B

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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