

## 3 Bedroom Semi Detached House

Tilia Close, Hull, HU4 6UT

£174,950



- PRICED FOR QUICK SALE • 3 BEDROOM SEMI-DETACHED HOUSE • POPULAR RESIDENTIAL CUL-DE-SAC • MODERN DINING KITCHEN • INTEGRATED APPLIANCES • FITTED WARDROBES • MULTI-VEHICLE PARKING • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING





### 3 Bedroom Semi Detached House

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This is a perfect opportunity to acquire a lovely 3 bedroom semi-detached house which is ideally located in a popular residential cul-de-sac within this highly sought after Summergroves development.

The property briefly comprises of an entrance vestibule, a bright and spacious lounge, a modern fitted dining kitchen with an attractive range of units, which are further complimented with integrated appliances and coordinating fixtures and fittings.

To the first floor there are 3 bedrooms all with the benefit of fitted wardrobes thus creating ample hanging and storage space. The family bathroom has a matching 3-piece suite and contrasting tiled surround.

Outside to the rear the garden has been laid for ease of maintenance with attractive blue slate chippings with a patio/seating area inset.

The detached garage sits at the head of the private drive and the drive extends along the side elevation thus creating a multi vehicle off-road parking space or hard standing area.

Additionally, as one would expect there is a gas central heating system and double glazing.

This lovely property is offered with vacant possession on completion and was no chain involved.

One not to be missed - A highly popular area!



## Location

The property is perfectly placed for all amenities much needed for day-to-day living and not far from Hessele Square with a wealth of local amenities as the square has busy local independent traders. High Street supermarkets may be found within the neighbouring retail park.

Regular public transport connections provides easy links in and out of the city. The A63 and M62 corridor is just around the corner creating easy access to the city centre and neighbouring villages and the outbound connections to Leeds, York etc.

There are highly reputable schools and colleges close by for the growing family.

Other amenities include a health centre, a fitness centre, a post office and a library.

Also Hessele has a rail station connecting to Hull city centre and the outbound destinations.

Those wishing to spend quality leisure time with family and friends, you will be spoilt for choice as there are many busy vibrant and well visited cafe bars and restaurants to choose from within Hessele Square.

All in all in all a great place to live!

## Property Description

### Ground Floor

**Entrance** - Double glazed front entrance door leads through to an entrance vestibule with a staircase off to the first floor and a radiator.

**Lounge** - 16' 5" x 11' 3" (5.01m x 3.44m) Extremes to extremes.

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

Fireplace with marble effect back and hearth housing a coal effect living flame gas fire.

Built-in storage/meter cupboard.

High level delf rack.

Radiator.

**Breakfast Kitchen** - 14' 7" x 8' 8" (4.46m x 2.65m)

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 garden beyond. Range of matching base, drawer and wall mounted units.

Roll edge laminate work surface housing a stainless steel hob, built in oven beneath and extractor fan over



all with a contrasting tiled surround.  
A further work surface houses a 1&1/2 single drainer sink unit with a swan neck mixer tap over also with a tiled splash back surround.  
Integrated fridge and freezer.  
Plumbing for automatic washing machine.  
Wall mounted gas central heating boiler.  
Space for breakfast table.  
Radiator.

## First Floor

**Landing** - Spindle rail enclosure.  
Double glazed window with aspect over the side elevation.  
Built in airing cupboard.  
Loft hatch through to roof void.

**Bedroom One** - 11' 8" x 7' 10" (3.58m x 2.41m) Extremes from the front of the fitted wardrobes to extremes.  
Double glazed window with aspect over the rear garden area.  
Fitted wardrobes with shelves and hanging space, matching overhead storage unit, dressing table unit with light point over and built-in drawer space.  
Radiator.

**Bedroom Two** - 9' 8" x 7' 10" (2.95m x 2.4m) Extremes from the front of the fitted wardrobes to extremes.  
Double glazed window with aspect over the front garden area.  
Fitted wardrobes with shelves and hanging space, matching overhead storage unit, dressing table unit with light point over and built-in drawer space.  
Radiator.

**Bedroom Three** - 8' 9" x 6' 6" (2.69m x 1.99m) Extremes to extremes.  
Double glazed window with aspect over the rear garden area.  
Radiator.

**Bathroom** - 3 piece suite comprising of a panel bath, built-in vanity wash hand basin with storage space beneath and a built-in low flush W.C. all with a contrasting tiled surround.  
Double glazed opaque window.  
Chrome fittings to the sanitary ware.  
Extractor fan.  
Radiator.  
Coordinating ceramic tiled flooring.

## Exterior



**Rear Garden** - Outside to the rear is a patio/seating

area. The garden has also been laid with blue slate gravelling for ease of maintenance.

Enclosed with a high level boundary fence.

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

A drive extends along the side elevation thus creating a multi-vehicle parking space or hard standing area.

There is also an external water supply.

High level wrought iron gate leading through to the private side drive.

**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.

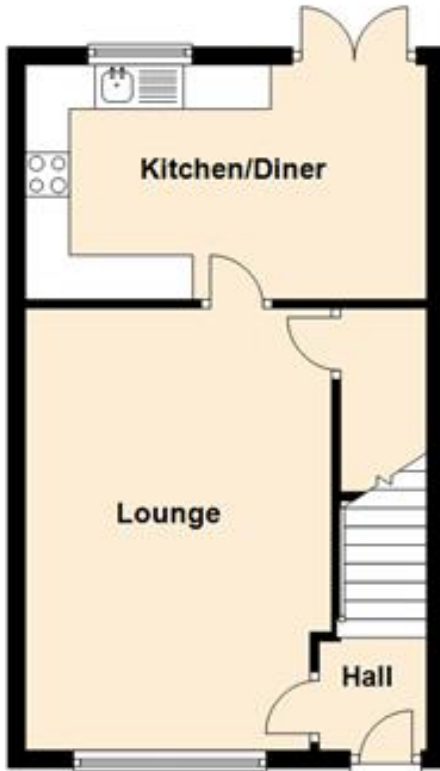






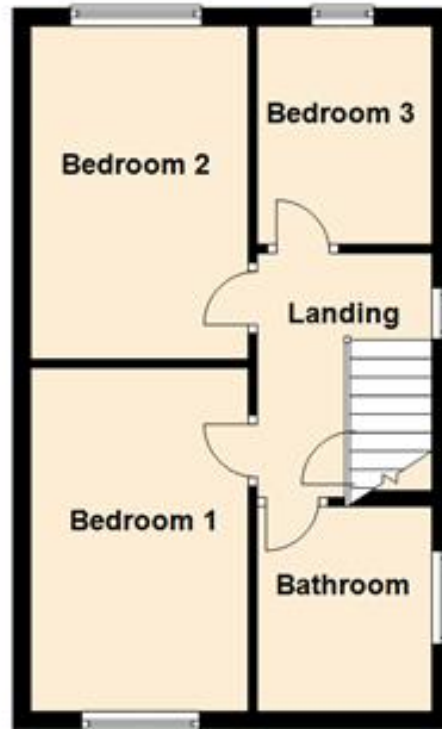
### Ground Floor

Approx. 35.2 sq. metres (378.9 sq. feet)



### First Floor

Approx. 35.2 sq. metres (378.9 sq. feet)



Total area: approx. 70.4 sq. metres (757.7 sq. feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



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