



2 Bedroom

Monmouth Street, Hull, HU4 6QL

Offers in Region of

£94,950



- TRADITIONAL BAY FRONTED PROPERTY • PRESENTED TO A HIGH STANDARD THROUGHOUT • 2 BEDROOMS • MODERN KITCHEN • INTEGRATED APPLIANCES • NON-OVERLOOKED GARDEN • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING • MUST BE VIEWED





2 Bedroom End Terraced House

Monmouth Street, Hull, HU4 6QL

Offers in Region of

£94,950

Home Estates are pleased to offer to the market this a very fine example of a traditional bay fronted end of terrace house which is presented to the highest standard throughout.

The property has a tasteful contemporary finish with bright and spacious living areas which are arranged to 2 floors.

The super smart accommodation briefly comprises of an entrance vestibule which leads through to a pleasant bay windowed lounge with a modern fireplace creating an attractive focal point to the room, extending from the lounge is a spacious dining kitchen with a matching range of units which are further complimented with integrated appliances and coordinating fixtures and fittings and there is space for a good size dining table.

To the first floor there are 2 bedrooms and a spacious family bathroom with a modern bright white suite with a shower over the bath all with contrasting tiled surround. Outside to the rear the garden is mainly laid to lawn with a patio/seating area inset. The garden enjoys a non-overlooked position from the rear, providing a degree of privacy.

Additionally, the property further benefits from a gas central heating system and double glazing throughout.

Internal viewing is not only highly recommended but is essential in order to appreciate the size and standard of the accommodation on offer.

Location

The area is well served with a wealth of amenities. There are busy retail parks and High Street supermarkets within a short distance from the property.

There are reputable schools and colleges nearby with regular public transport connections creating easy links to the city centre and surrounding areas. Hull city centre and Hessle village are easily accessed via the A63 motorway connections.

For those wishing to spend leisure time with friends and family, there are many busy, vibrant and well visited café bars and restaurants within the village of Hessle.

Property Description

Ground Floor

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

Cloaks area.

Staircase off to the first floor.

Radiator.

Lounge - 15' 4" x 12' 0" (4.69m x 3.67m) Extremes to extremes.

Double glazed bay window with aspect over the front forecourt area.

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

Mid-level dado rail.

Coving.

Radiator.

Dining Kitchen - 15' 1" x 9' 2" (4.62m x 2.81m) Extremes to extremes.

Double glazed windows with aspect over the rear garden area.

Range of matching base, drawer and wall mounted units with a coordinating roll edged laminate worksurface housing a 1&1/2 bowl single drainer sink unit with a mixer tap over and contrasting tiled splash back surround.

A further worksurface houses a hob, built-in oven beneath and a stainless steel funnel hood extractor fan over also with a contrasting tiled surround.

Space for an upright fridge/freezer.

Plumbing for automatic washing machine.

Space for a dining table.

Built-in storage cupboard.

Double glazed rear entrance door.



First Floor

Landing - Loft hatch through to the roof void.

Bedroom One - 12' 3" x 12' 2" (3.75m x 3.71m) Extremes to extremes plus recess.

Double glazed bay window with aspect over the front forecourt area.

Wall mounted air-conditioning unit.

High-level picture rail.

Radiator.

Bedroom Two - 7' 9" x 7' 5" (2.38m x 2.27m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Coving.

Radiator.

Bathroom - White 3-piece suite comprising of a panel bath with an electric shower over, contrasting tiled surround with mosaic effect tiled detail inset & a fixed shower screen, pedestal wash hand basin also with the tiled splash back surround and low flush W.C.

Chrome fittings to the sanitary ware.

Opaque double glazed window.

Radiator.

Built-in recess for storage.

Coordinating ceramic tiled flooring.



Exterior

Rear Garden - Outside to the rear the garden is mainly laid to lawn and has fine stone gravelling has been laid to the borders and beds for ease of maintenance.

The garden is also enclosed with a high-level timber perimeter and boundary fence.

There is also a matching access gate leading along the side elevation onto the main street.

Council tax band: A

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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.

