

3 Bedroom

Providence Crescent, HULL, HU4 6EF

£195,000



- WELL PRESENTED TOWNHOUSE • DESIRABLE RESIDENTIAL AREA • IMPRESSIVE DINING KITCHEN • 3 BEDROOMS • FF BATHROOM, EN-SUITE & GF WC • OFF-ROAD PARKING • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING • MUST BE VIEWED





3 Bedroom Terraced House

£195,000

Providence Crescent, HULL, HU4 6EF

A superb well presented townhouse perfectly placed within a highly desirable residential setting. Property within this development are rarely available therefore, early internal viewing is not only highly recommended but is essential in order to appreciate the size and standard of the accommodation on offer.

The accommodation is arranged to 2 floors and consists of an entrance vestibule with a modern ground floor W.C. with a white 2-piece suite. Leading through from the entrance vestibule is a spacious lounge with a tasteful, contemporary finish and attractive media wall.

Leading through from the lounge is a highly impressive dining kitchen with an attractive range of units which are further complemented with integrated appliances and coordinating fixtures and fittings - There is space for a dining table and double glazed French doors provide views and access to the rear patio and gardens beyond. - This is a very well planned domestic preparation area with space for informal dining.

To the first floor there are 3 aesthetically pleasing bedrooms - The main bedroom has the benefit of an en-suite shower room with a modern 3-piece suite, the main bathroom is accessed from the landing and also has a 3-piece suite with matching sanitary ware and contrasting tiled surround.

Outside to the rear the garden is mainly laid to lawn with a patio/seating area inset.

To the front of the property the area has been laid for ease of maintenance and further to create a double off-road parking area or hard standing.

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

One not to be missed - deceptively, generously proportion property, well worthy of early internal viewing!

Location

This small exclusive development is ideally located and close to all amenities much needed for day-to-day living. Whilst there are busy local independent traders nearby there are many Retail Parks and High Street supermarkets within a short distance from the property for a more extensive shopping experience.

Regular public transport links create easy access to the city centre and surrounding areas.

Other amenities nearby include a health centre with doctor's surgery, the MKM Stadium and the Hull Royal Infirmary are just a short commute from the property.

For those wishing to spend quality leisure time with friends and family there are many family restaurants and cafe bars to choose from.

Property Description

Ground Floor

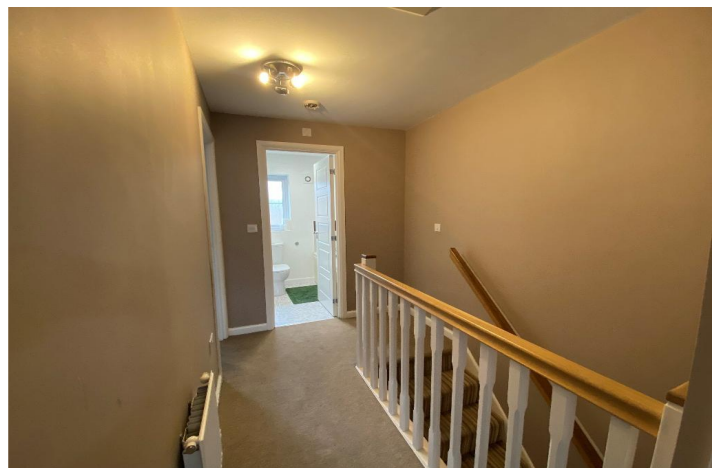
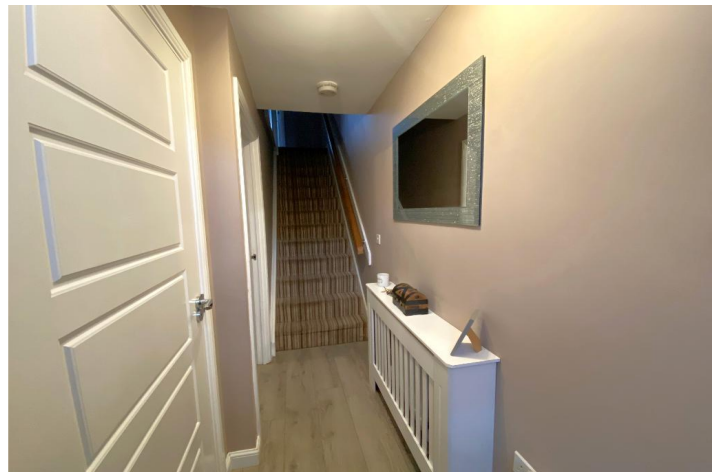
Entrance - Double glazed front entrance door with multi-paned overhead screen window leading through to the entrance hall.

Entrance Vestibule - Staircase off to the first floor.
Radiator.
Laminate flooring.

GF Cloaks/W.C. - White 2 piece suite comprising of a corner pedestal wash hand basin with a tiled splash back surround and a low flush W.C.
Radiator.
Laminate flooring.

Lounge - 15' 6" x 11' 10" (4.73m x 3.61m) Extremes to extremes narrowing to 2.44m.
Double glazed multi-paned window with aspect over the front of the property.
Media wall for T.V.
Log burning focal point fire.
Open display shelves.
Radiator.

Dining Kitchen - 15' 0" x 11' 2" (4.59m x 3.41m) Extremes to extremes.
Double glazed multi-paned 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.
Integrated fridge freezer.
Integrated dishwasher.



Plumbing for an automatic washing machine.
 Low-level built-in wine rack.
 Coordinating solid wood work surface housing a single drainer sink unit with a flexi tap over.
 Further solid wood worksurface housing a 5 burner stainless steel hob, built-in oven beneath and stainless steel funnel hood extractor fan over.
 Space for a good size dining table.
 Under stairs cloaks/storage cupboard.
 Radiator.
 Laminate flooring.



First Floor

Landing - Spindle rail enclosure.
 Loft hatch through to the roof void.
 Radiator.
 Built-in airing cupboard with shelving.

Bedroom One & En-suite - 13' 9" x 8' 5" (4.22m x 2.59m)

Extremes to extremes.
 Double glazed multi-paned window with aspect over the front of the property.
 Radiator.

Ensuite..
 3-piece suite comprising of a walk-in shower enclosure with contrasting tiled surround, pedestal wash hand basin with a tiled splash back surround and low flush W.C.
 Chrome fittings to the sanitary ware.
 Upright towel rail/radiator.
 Extractor fan.



Bedroom Two - 10' 2" x 8' 5" (3.11m x 2.59m)

Extremes to extremes.
 Double glazed multi-paned window with aspect over the rear garden area.
 Radiator.



Bedroom Three - 8' 10" x 6' 3" (2.7m x 1.92m)

Extremes to extremes.
 Double glazed multi-paned window with aspect over the rear garden area.
 Radiator.

Bathroom - White 3-piece suite comprising of a panel bath with contrasting tiled surround, pedestal wash hand basin with a tiled splash back surround and a low flush W.C. Chrome fittings to the sanitary ware.
 Double glazed opaque window.
 Extractor fan.
 Radiator.



Exterior

Rear Garden - Outside to the rear is a paved patio/seating area. The garden is mainly laid to lawn with a gardeners shed inset.

To the rear the garden is also enclosed with a high-level timber perimeter fence and there is a high-level timber access gate to the rear.

External water supply.

External lighting.

Front Exterior - Set to the front of the property there is a double off-road parking or a hard standing area.

Council tax band: C

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	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.

