

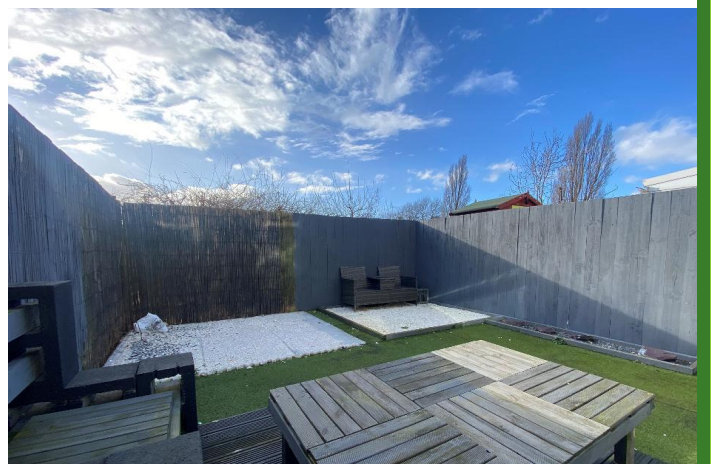
3 Bedroom End Terraced House

Monmouth Street, Hull, HU4 6QL

£100,000



- STYLISH AND TASTEFUL UPGRADE THROUGHOUT • BRIGHT AND SPACIOUS • PRESENTED TO HIGH STANDARD • 3 BEDROOMS • NON-OVERLOOKED GARDEN • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING • VACANT POSSESSION • NO CHAIN INVOLVED





3 Bedroom End Terraced House

£100,000

Monmouth Street, Hull, HU4 6QL

A superior property which has been the subject of a very stylish and tasteful upgrade throughout.

This lovely property has been extended, thus creating bright and spacious living accommodation.

Properties in this condition are rarely available - therefore early internal viewing is highly recommended!.

The property is arranged to 2 floors. To the ground floor there is an entrance vestibule, bay windowed lounge, kitchen with integrated appliances & separate dining area and a bathroom which has also been the subject of tasteful updating.

To the first floor, there are 3 good sized bedrooms, all aesthetically pleasing.

Outside to the rear, the garden has been laid for ease of maintenance with a patio/seating area inset. The garden enjoys a non overlooked position from the rear, thus creating a degree of privacy to this lovely leisure area.

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

Early viewing is highly recommended- one not to be missed!

Location

The area is ever popular and well known for its wealth of amenities, all within a convenient proximity to the property.

There are good local shopping centres however, for a more extensive shopping experience Hessle Square is just a short distance from the property, providing busy independent local traders and High Street supermarkets.

The Sainsbury's mega superstore is just minutes away from a property.

Regular public transport connections create easy access to the West Hull villages and surrounding areas. Reputable schools and colleges are close by.

For those wishing to spend quality leisure time, nights out etc. there are many well visited public houses, family restaurants and cafe bars within Hessle Square and the Weir.

Other amenities include a health centre, a gym & leisure centre, post office and library.

The A 63 is just around the corner creating good motorway connections to Hull city centre and outbound to the M62 corridor.

All in all, a great place to live!

Property Description

Ground Floor

Entrance - Double glazed front entrance door with overhead screen window leads through to the entrance vestibule.

Entrance Vestibule - Staircase off the first floor.

Lounge - 15' 5" x 11' 10" (4.71m x 3.63m) Extremes to extremes.

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

Coving.

Radiator.

Laminate flooring.

Open arch and step down into the dining room..

Dining Room - 15' 2" x 7' 8" (4.63m x 2.36m) Extremes to extremes.

Under stairs storage/meter cupboard.

Coving.

Radiator.

Laminate flooring.



Kitchen - 9' 8" x 9' 1" (2.95m x 2.77m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Range of white high gloss base, drawer and wall mounted units with brushed steel effect handle detail. Coordinating laminate work surface with a single drainer sink unit and swan neck mixer tap over and a matching splash back surround.

A further matching work surface houses a hob, built-in oven beneath and a stainless steel funnel hood extractor fan over also with a matching splash back surround.

Plumbing for automatic washing machine.

Space for an upright freezer.

Radiator.

Double glazed rear entrance door.

Bathroom - White 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.

Chrome fittings to the sanitary ware.

There is also a flexi shower and rainwater shower head over the bath with a fixed shower screen and attractive low maintenance wipe clean surfaces.

Double glazed opaque window.

Chrome effect towel rail/radiator.



First Floor

Landing - Loft hatch through to the roof void.

Bedroom One - 12' 4" x 12' 0" (3.77m x 3.66m) Extremes to extremes plus recess.

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

Coving.

Radiator.

Bedroom Two - 12' 7" x 7' 6" (3.85m x 2.29m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Radiator.

Bedroom Three - 9' 6" x 7' 3" (2.91m x 2.23m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Radiator.

Exterior

Rear Garden - Outside to the rear is a raised decking patio/seating area. The garden has also been laid for ease of maintenance with fine stone gravelling and artificial grass.

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

Built-in seating area.

Council tax band: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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