

## 2 Bedroom Terraced House

Sandringham Villas, Wells Street, HULL, HU3 6BW

£64,950



- BRIGHT AND SPACIOUS PROPERTY
- CLOSE TO CITY CENTRE
- AND HULL ROYAL INFIRMARY
- 2 BEDROOMS
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- VACANT POSSESSION
- NO CHAIN INVOLVED





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This property has been the subject of tasteful refurbishment and is in move-in-to condition with a bright contemporary finish.

The property is arranged to 2 floors and briefly comprises of an entrance hall, bay windowed lounge, rear sitting or dining room and white high gloss kitchen. To the first floor there are 2 bedrooms and a bathroom with a white 3-piece suite and tiled splash back surround.

Outside to the rear is a walled courtyard area.

The property further benefits from a gas central heating system and double glazing.

Ready to move in to with vacant possession on completion and with no chain involved.

## Location

The property is close to many local amenities and busy local shopping centres and retail parks. There are regular public transport links to the city centre and surrounding areas including the connections to the Hull Royal Infirmary, Hull city centre and the Paragon road and rail Interchange.

## Property Description

### Ground Floor

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

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

**Lounge** - *11' 3" x 9' 10" (3.44m x 3.01m)* Extremes to extremes.  
Double glazed bay window with aspect over the front garden area.  
Modern fireplace with matching back and hearth.  
Cornice.  
Radiator.  
Laminate flooring.

**Rear Sitting Room/Dining Room** - *11' 11" x 10' 4" (3.65m x 3.16m)* Extremes to extremes plus door recess.  
Double glazed window with aspect over the rear garden area.  
Radiator.  
Laminate flooring.

**Kitchen** - *8' 7" x 8' 4" (2.62m x 2.56m)* Extremes to extremes.  
Double glazed window with aspect over the rear courtyard area.  
Range of white high gloss base, drawer and wall mounted units with stainless steel effect handle detail. Coordinating roll edged laminate work surface housing hob, built in oven beneath and extractor fan over. A further work surface houses a single drainer sink unit and mixer tap over with tiled splash back surround. Plumbing for automatic washing machine. Wall mounted gas central heating boiler,., Double glazed rear entrance door. Slate effect ceramic tiled flooring.

### First Floor



**Landing** - Split level.

**Bedroom One** - 11' 11" x 9' 11" (3.65m x 3.04m) Extremes plus recesses to extremes.

Double glazed window with aspect over the front garden area.

Radiator.

**Bedroom Two** - 11' 11" x 7' 11" (3.65m x 2.43m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Radiator.



**Bathroom** - White 3-piece suite comprising of a panel bath, pedestal wash hand basin and low flush W.C. Chrome effect shower attachment over the bath with contrasting tiled splash back surround.

Wall mounted extractor fan.

Double glazed opaque window.

Radiator.

## Exterior

**Rear Garden** - Outside to the rear is a walled courtyard garden.

High level timber access gate.

Council tax band: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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