

2 Bedroom Semi Detached House

Kirkham Drive, Hull, HU5 2BT

£165,000



- WELL PRESENTED PROPERTY • TO THE HIGHEST STANDARD THROUGHOUT • IMPRESSIVE DINING KITCHEN • 2 BEDROOMS • LOVINGLY DESIGNED REAR GARDEN • OFF-ROAD PARKING • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING • MUST BE VIEWED





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Home Estates are delighted to offer to the market this exceptionally well presented semi-detached house. This lovely property has been lovingly restored and updated to a very high standard, both internally and externally thus creating a stylish move into condition property one would be proud to call home!

The super smart accommodation is arranged to 2 floors with an appealing, contemporary stylish finish and comprises of an entrance vestibule which leads through to a bright and spacious lounge with a feature log burning stove creating a lovely focal point to the room, a GF WC and a highly impressive dining kitchen with a range of matching units, which are further complemented with tasteful coordinating fixtures and fittings. The pictures say it all!

To the first floor there are 2 generously proportioned and aesthetically pleasing bedrooms and a superb shower room which has been the subject of tasteful updating with quality fixtures and fittings.

Outside to the rear is a low maintenance garden with a patio/seating area inset which has been lovingly designed, creating a peaceful leisure area serving to enhance the overall presentation throughout.

Additionally, a drive extends along the side elevation to create an off road parking space or hard standing area with a further additional space to the front of the property.

Location

Kirkham Drive is situated within a highly popular residential area close to all amenities much needed for modern day-to-day living. There are busy local independent traders close by along the neighbouring Newland Avenue and Chanterlands Avenue. Regular public transport links provide easy connections in and out of the city. Reputable schools, colleges and academies are close by, as is the University of Hull, which is just a short commute from the property. The area is also well served with a wealth of local amenities to include a health centre, doctor's surgery, post office and library. For those wishing to spend quality leisure time with friends and family, you will be spoilt the choice as there are many cosmopolitan, multicultural restaurants and cafe bars along Newland Avenue, Princes Avenue and Chanterlands Avenue. All in all, a great place to live!

Property Description

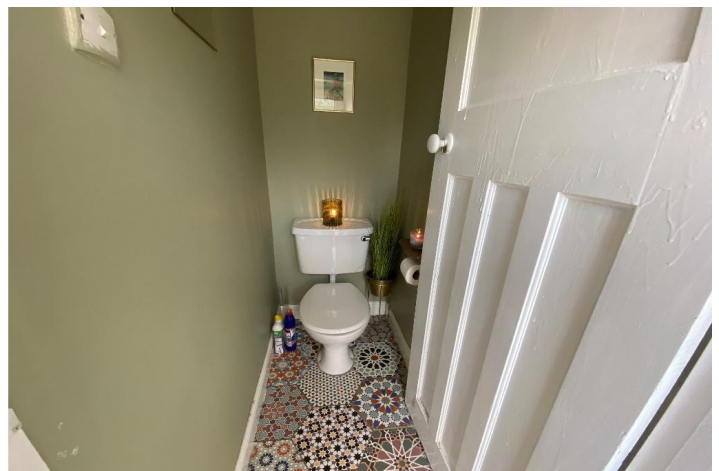
Ground Floor

Entrance - Composite double glazed front entrance door leads through to the entrance vestibule.

Entrance Vestibule - Staircase off to the first floor. Classic style radiator. Ceramic tiled flooring.

Lounge - 14' 9" x 11' 8" (4.52m x 3.58m) Extremes to extremes. Double glazed angled bay window with aspect over the front garden area. Chimney breast with rustic style niche and log burning stove on a slate effect hearth. Coving. Radiator. Solid panel wood flooring.

Dining Kitchen - 21' 3" x 14' 9" (6.49m x 4.5m) Extremes to extremes. L-Shaped. Double glazed windows with aspect over the rear garden area. Range of matching base, drawer and wall mounted units. Coordinating work surface housing a 5 burner hob, built in double oven beneath and a funnel hood extractor fan over with a brick effect tiled splash back



surround.

A further matching work surface houses a 1&1/2 bowl single drainer sink unit with a flexi mixer tap over also with a brick effect tiled splash back surround.

Integrated dishwasher.

Space for upright fridge/freezer.

Plumbing for automatic washing machine.

Space for tumble dryer.

Built in and matching breakfast bar.

Under stairs storage cupboard.

Recessed downlighting.

Classic style radiator.

Ceramic tiled flooring.

Rear Entrance Lobby - Double glazed rear entrance door.

Ceramic tiled flooring.

GF WC - Low flush W.C.

Ceramic tiled flooring.

First Floor

Bedroom One - 14' 9" x 11' 7" (4.51m x 3.55m) Extremes to extremes.

Double glazed window with aspect over the front garden area.

Ornate bedroom fireplace with over mantle for display purposes only.

Classic style radiator.

Solid panel wood flooring.

Bedroom Two - 11' 1" x 7' 0" (3.38m x 2.15m) Extremes to extremes.

Double glazed opaque window.

Wall mounted gas central heating boiler.

Loft hatch through to the roof void.

Classic style radiator.

Shower Room - 3-piece suite comprising of a wet room walk in shower enclosure with rain water shower head and flexi shower, built in vanity wash hand basin with storage space beneath and low flush W.C. all with a brick effect tiled splash back surround.

Double glazed opaque window.

Recessed downlighting.

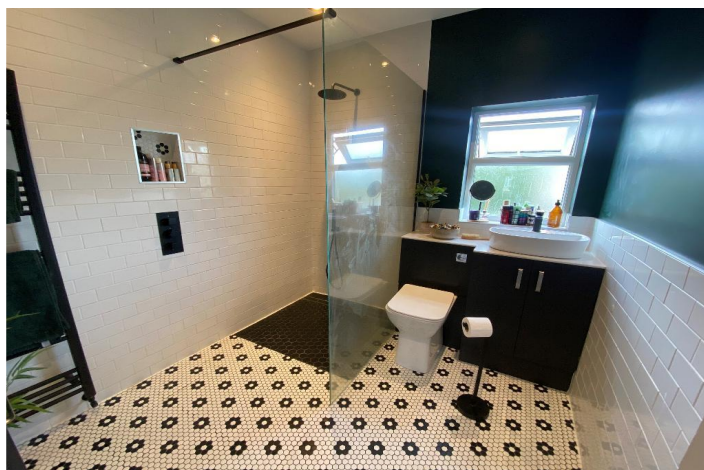
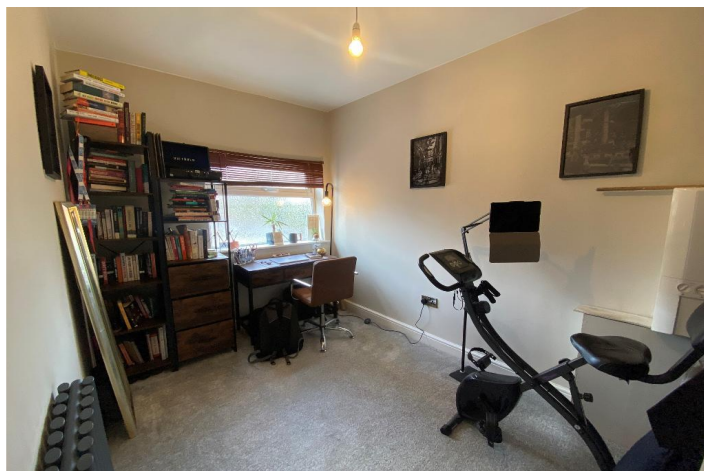
Matching upright towel rail/radiator.

Coordinating ceramic tiled flooring.

Exterior

Rear Garden - Outside to the rear is a paved patio/seating area.

The garden is mainly laid to lawn and the borders have



been laid with fine stone pebbles for ease of maintenance.

There is a further patio/seating area inset to the rear boundary and is all enclosed with a high level timber perimeter fences.

Gardener's shed is inset to the rear boundary.

Ornate medium level drive gates provide access through to a double off road parking space or hard standing area. The drive extends along the side elevation leading through to Kirkham Drive.

Front Garden - The front garden area has also been laid with fine stone pebbles for ease of maintenance and further to create further off road parking space or hard standing area.

Council tax band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 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.

