

2 Bedroom Terraced House

Heathfield Square, Hull, HU3 5DS

£140,000



- MID TERRACE TOWNHOUSE • OVERLOOKING GREEN AREA WITH SEATING • MODERN KITCHEN WITH SPACE FOR DINING • LOUNGE WITH TWIN FRENCH DOORS • 2 BEDROOMS • FF BATHROOM & GF WC • DOUBLE GLAZING • GAS CENTRAL HEATING SYSTEM • NO CHAIN INVOLVED • MUST BE VIEWED





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Heathfield Square is an impressive mid terrace townhouse overlooking an attractive tree lined lawn square with seating areas.

The accommodation is arranged to 2 floors and comprises of an entrance hall, ground floor cloak room with a 2-piece suite, modern fitted breakfast kitchen to include integrated appliances and space for a breakfast table. The lounge has twin French doors providing views and access to the rear patio and garden beyond.

To the first floor, there are 2 aesthetically pleasing bedrooms and a bathroom with a modern 3-piece suite, a shower over the bath and contrasting tiled surround. Outside to the rear, the garden is mainly laid to lawn with a patio/seating area and gardener's shed inset.

The front garden area has been laid with fine stone chippings for ease of maintenance and there is a designated parking space to the front of the property.

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

A lovely property well worthy of early internal inspection.

Offered with vacant possession on completion and with no chain involved.

Location

The property is perfectly placed within a fairly new development close to all amenities much needed for day-to-day living.

There's a great choice of local independent traders and retail parks and High street supermarkets.

Regular public transport links create easy access to the city centre and surrounding areas. The A63 is just minutes away connecting Hull city centre and the outbound villages.

There are schools and colleges close by.

Other amenities include a post office and a health centre.

For those who enjoy spending quality leisure time with friends and family, there is a great choice of public houses and restaurants to choose from.

Property Description

Ground Floor

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

Entrance Hall - Spindle staircase off to the first floor. Radiator.

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

Chrome fittings to the sanitary ware.

Extractor fan.

Radiator.

Lounge - 14' 7" x 12' 8" (4.47m x 3.87m) Extremes to extremes.

L-Shaped.

Twin double glazed French doors providing views and access to the rear garden area.

Radiators.

Breakfast Kitchen - 14' 4" x 7' 10" (4.38m x 2.4m)

Extremes to extremes.

Double glazed windows with aspect over the front garden area.

Range of matching base, drawer and wall mounted units with chrome effect handle detail.

Fine granite effect roll edged laminate work surface housing a stainless steel hob, built in oven beneath and an extractor fan over with a contrasting tiled surround.

A further works surface houses a single drainer sink unit also with the tiled splash back surround.



Space for a larger fridge.
Plumbing for automatic washing machine.
Space for tumble dryer.
Cupboard housing the gas central heating boiler.
Space for a breakfast table.
Radiator.

First Floor

Landing - Spindle rail enclosure.
Loft hatch through to the roof void.
Radiator.

Bedroom One - 14' 0" x 11' 1" (4.28m x 3.38m) Extremes to extremes plus recess.
Double glazed windows with aspect over the front garden area.
Radiator.

Bedroom Two - 13' 3" x 7' 6" (4.05m x 2.31m) Extremes to extremes.
Double glazed window with aspects over the rear garden area.
Radiator.

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

Exterior

Rear Garden - Outside to the rear, the garden is mainly laid to lawn with a gardener's shed inset. The garden is enclosed with a high level timber perimeter and boundary fence.

Front Garden - The front garden area has been laid with fine stone chippings for ease of maintenance and is enclosed with a mid level wrought iron rail enclosure and matching access gate.
Low level store.

Parking Space - To the front of the property is a designated parking space.

Council tax band: A



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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