

3 Bedroom Terraced House

Huntley Drive, Hull, HU5 4DP

£1,100 per month



- SUPERIOR PROPERTY • WELL PRESENTED THROUGHOUT • IMPRESSIVE DINING KITCHEN • 3 BEDROOMS PLUS BOARDED LOFT • OFF ROAD PARKING • DOUBLE GLAZING • GAS CENTRAL HEATING SYSTEM • MUST BE VIEWED





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A superb opportunity to live in a highly impressive and greatly extended superior property which has been the subject of stylish and tasteful enhancement both internally and externally.

The property is in move in to condition with bright and spacious accommodation throughout.

Potential tenants cannot fail to be impressed with size and standard of the accommodation on offer which includes an entrance hall, lounge, superb open plan kitchen with an attractive range of units, which are further complemented with a host of integrated appliances and coordinating fixtures and fittings and there are bi-fold doors providing lovely views and access to the rear garden and a GF WC/Utility.

To the first floor there are 3 bedrooms and a family bathroom. From the landing there is also a fixed staircase to a very spacious boarded loft with power, light and fitted Velux skylight window.

Outside to the rear is a low maintenance garden with a patio/seating inset and timber gardener's shed/summer house. The garden also enjoys a degree of privacy to the rear. To the front of the property is a double off road parking space or hard standing area.

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

Location

The area is a highly popular residential area which is well served with a wealth of amenities which are practically on the doorstep.

The property is equidistant to Hull city centre and Cottingham village with a vast array of local independent traders and High street supermarkets. Highly reputable schools, colleges, academies are close by. The University of Hull is just minutes away along the neighbouring Cottingham Road.

Property Description

Ground Floor

Entrance - Open arched entrance porch with tiled floor leads through to a double glazed front entrance door with matching side screen and overhead screen windows.

This then leads through to the entrance hall.

Entrance Hall - Spindle staircase off to the first floor.

Under stairs meter cupboard.

High level picture rail.

Radiator.

Solid engineered oak flooring.

Lounge - 14' 5" x 11' 5" (4.41m x 3.48m) Extremes to extremes.

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

Art deco style feature fireplace with arched opening for display purposes only and a tiled back and hearth.

Coving.

Plantation shutters.

Radiator.

Solid engineered oak flooring.

Dining Kitchen - 26' 6" x 14' 9" (8.09m x 4.51m) Extremes to extremes extending to 4.36M.

Double glazed triple concertina style doors providing views and access to the rear patio and garden beyond.

Range of base, drawer and wall mounted units with quartz work surface housing a double ceramic deep bowl double sink with mixer tap over.

Range style cooker with a funnel hood extractor fan over and a brick effect tiled splash back surround.

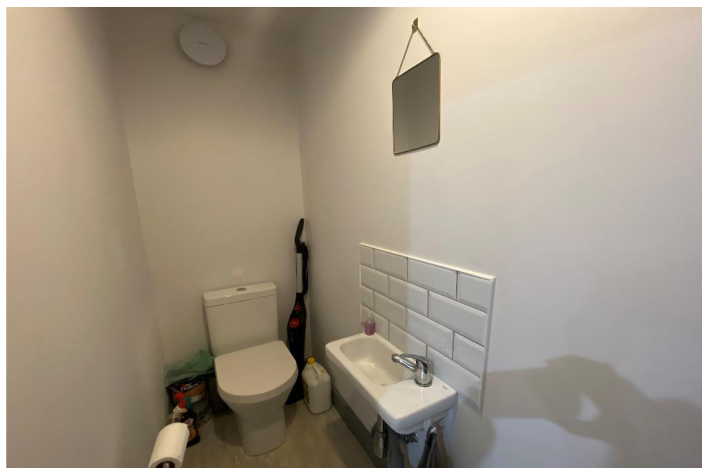
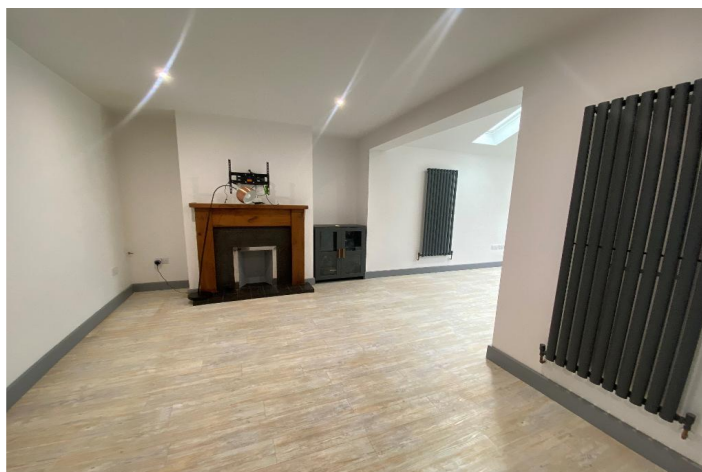
Integrated microwave.

Integrated fridge/freezer.

Integrated Bosch dishwasher.

Built in recycling multi bin.

Classic style radiators.



Skylight windows.
Recessed downlighting.
Space for a good sized dining table.
Quartz work surface also doubles as a breakfast bar with wine store and wine racks adjacent.

Sofa area:
Classic style radiator.
Coordinating laminate flooring.

GF WC/ Utility Area - Wall mounted wash hand basin with brick effect tiled splash back surround and a low flush W.C.
Automatic washing machine.
Tumble dryer.
Extractor fan.
Laminate flooring.

First Floor

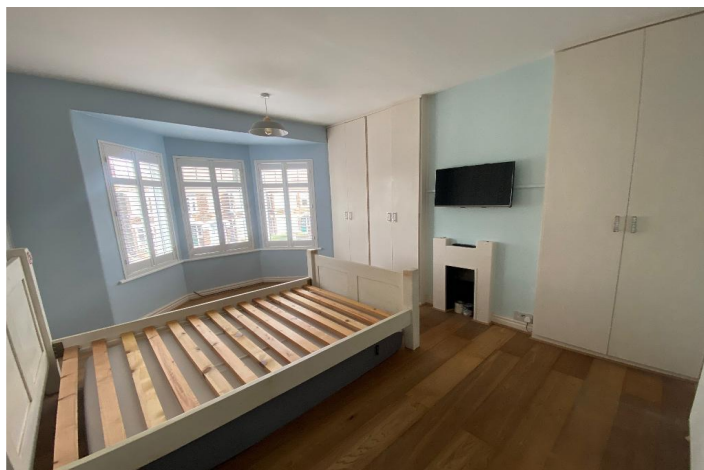
Landing - Fixed staircase off to the boarded loft space.

Bedroom One - 14' 5" x 9' 11" (4.41m x 3.03m) Extremes to extremes.
Double glazed bay window with aspect over the front garden area.
Built in wardrobes with shelves and hanging space.
Feature bedroom fireplace with T.V. over.
Plantation shutters.
Radiator.
Solid engineered oak flooring.

Bedroom Two - 10' 2" x 9' 6" (3.1m x 2.9m) Extremes to extremes to the front of the fitted wardrobes and built in storage cupboard.
Double glazed window with aspect over the rear garden area.
Built in wardrobe with matching overhead storage unit.
A further cupboard adjacent with open display shelving.
Dressing table also with open display shelving above.
Radiator.

Bedroom Three - 8' 2" x 5' 7" (2.5m x 1.71m) Extremes to extremes.
Double glazed oriel style window with aspect over the front garden area.
Radiator.
Solid engineered oak flooring.

Bathroom - White 3-piece suite comprising of a panel bath with a chrome effect rain water shower head over and fixed shower screen, built in vanity wash hand basin with storage space beneath and low flush W.C. all with a contrasting tiled surround.



Double glazed opaque window.
Radiator.

Second Floor

Boarded Loft Space - 13' 2" x 11' 6" (4.02m x 3.51m) Extremes to extremes.
Fitted skylight window.
Storage space to the eaves.
Power and light.

Exterior

Rear Garden - Full width flag stone patio/seating area.
The garden has been laid with artificial grass for ease of maintenance.
The garage sits conveniently within the rear boundary with power, light, up & over door and a service door from the main garden area.
High level timber access gate.
The garden is enclosed with a timber perimeter fence to both sides.
Timber summerhouse.

Council tax band: B
Rental Deposit: £1269

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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