

2 Bedroom House for Sale - £69,500

De La Pole Avenue, Hull, HU3 6RF



## KEY FEATURES:

- END TERRACED HOUSE • BAY WINDOWED LOUNGE • FITTED KITCHEN & GROUND FLOOR BATHROOM • FIRST FLOOR - 2 BEDROOMS • REAR COURTYARD GARDEN • OFF ROAD PARKING/PRIVATE DRIVE • GAS C/H SYSTEM & D/G • VACANT POSSESSION ON COMPLETION

## Description

Must be viewed internally!

A super smart property with garden and off road parking. This is an opportunity to acquire a lovely property which is ideally located in a highly popular residential area off Spring Bank West. The property is conveniently placed for so many local amenities, good shopping centres along the nearby Chanterlands Avenue. Regular public transport links provide easy access to the city centre and surrounding areas. The KC stadium is within walking distance, schools, colleges and academies are all just a short commutable distance from the property. The internal accommodation briefly comprises: a pleasant bay windowed lounge with an attractive ornate fireplace which creates a lovely focal point to the room. The kitchen has a full range of modern units which are further complimented with coordinating fixtures and fittings. The bathroom has a white 3-piece suite, shower and contrasting tiled surround. To the first floor there are two aesthetically pleasing and generously proportioned bedrooms. A real bonus with this property is an enclosed garden with a patio/seating area and off road parking space or hard-standing area. Additionally this appealing property further benefits from a gas central heating system and double glazing. Beautifully presented and in move into condition, this property is offered with vacant possession on completion - no chain involved. One not to be missed!

## Ground Floor

**Ground Floor** - Double glazed entrance door with matching overhead screen window leads through to a bay windowed lounge.

**Lounge** - 14' 6" x 12' 11" (4.42m x 3.96m) to extremes x to extremes Double glazed bay window with aspect over the front forecourt area. Ornate feature fire surround with canopied grate for coal effect living flame gas fire. Radiator. Coving. Door through to the kitchen.

**Kitchen** - 12' 11" x 9' 3" (3.96m x 2.84m) to extremes x to extremes Spindle staircase off to the first floor. Range of modern base, drawer and wall mounted units with stainless steel effect handled detail. Coordinating roll edge laminate work surface housing one and a half bowl single drainer sink unit with mixer tap over and contrasting tiled splash back surround. Plumbing for automatic washing machine. Double glazed window with aspect over the side elevation and further double glazed window with aspect over the rear garden area. Space for upright fridge freezer. Radiator. Wall mounted gas central heating boiler. Door through to a rear entrance lobby.

**Rear Entrance Lobby** - Double glazed rear entrance door. Door through to the bathroom.

**Bathroom** - White 3-piece suite comprising of a panel bath. Matching pedestal wash hand basin. Low flush suite WC. Chrome shower over the bath. Chrome effect fittings to the sanitary ware. Contrasting tiled splash back surround with mosaic effect tiled detail inset. Double glazed opaque window. Extractor fan. Radiator.

## First Floor

**Landing** - Loft hatch through to roof void. Door through to:

**Bedroom 1** - 12' 11" x 12' 11" (3.96m x 3.96m) to extremes x to extremes Double glazed bay window with aspect over the front forecourt area. Radiator.



**Bedroom 2 - 11' 2" x 9' 11" (3.42m x 3.04m)** to extremes x to extremes

Double glazed window with aspect over the rear courtyard garden area. Radiator. Laminate flooring.

## Exterior

**Rear garden** - To the rear the garden is lawned with paved patio/seating area inset and within a low brick boundary wall with timber and trellis enclosure. Gate leads through to the off road parking space/private drive.

**Front forecourt** - The front forecourt is enclosed with a low brick boundary wall, ornate wrought iron railing and matching double access gates to the private drive.

## Disclaimer

**MONEY LAUNDERING REGULATIONS 2003:** 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.

