

3 Bedroom House for Sale - £174,950  
Madeira Court, HULL, East Yorkshire, HU5 4BS



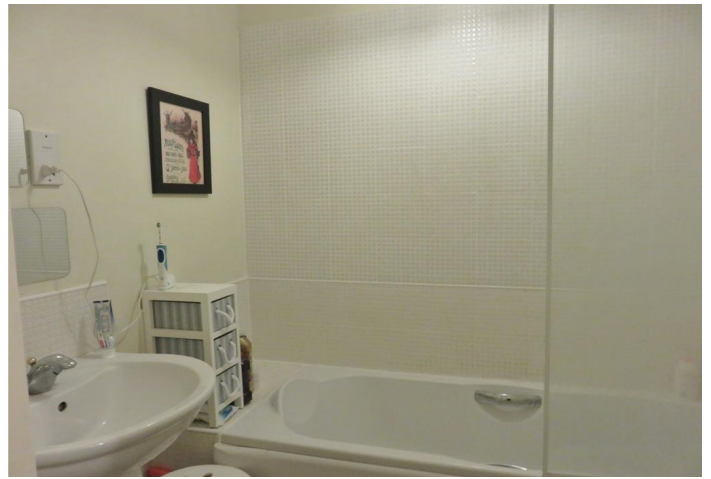
## KEY FEATURES:

- MID TERRACED - ARRANGED OVER 3 FLOORS
- LOCATED OFF THE AVENUES
- G/FLOOR - FITTED KITCHEN & DINING ROOM
- FIRST FLOOR - LOUNGE & SECOND BEDROOM
- SECOND FLOOR - 2 BEDROOMS
- MASTER EN-SUITE & FAMILY BATHROOM
- OFF STREET PARKING
- GAS C/H SYSTEM & D/G

## Description

A highly sought after residential cul de sac, ideally located off this desirable tree lined avenue.

A small development of exclusive contemporary properties 27 Madeira Court is arranged to three floors with a bright modern interior design. Deceptively spacious throughout with well planned accommodation to each floor. This property sits at the head of the cul de sac, the internal accommodation briefly comprises: an entrance hall, with a cloaks/WC with a 2-piece suite. The kitchen is also accessed from this floor; the kitchen is fitted with an attractive range of units which are further complimented with integrated appliances and coordinating fixtures and fittings. The dining room or fourth bedroom leads through from the hall - easily accessed and well planned for a formal dining space. To the first floor there is an impressive bright & airy lounge and a bedroom. To the second floor there is the master bedroom and as one would expect a separate en-suite shower room. Within the property, there is a family bathroom and a further double bedroom. Outside to the rear is an enclosed low maintenance garden with an off road parking space/private drive conveniently positioned to the front of the property. Additionally this lovely property further benefits from a gas central heating system and double glazing.



## Location

The area is ever popular and well known for its wealth of amenities all within a close, convenient proximity to the property. There are busy, interesting local shopping centres along Chanterlands Avenue and Newland Avenue. Regular public transport links provide easy access to the city centre and surrounding areas. Madeira Court falls within a popular catchment area for schools, colleges, academies and the University of Hull. For those who enjoy socialising, nights out etc., potential tenants will definitely be spoilt for choice! There are many well visited cafe bars and restaurants to choose from.

## Ground Floor

**Ground Floor** - Front entrance door which leads through to

**Entrance Hall** - Cloaks area. Radiator. Oak grained effect laminate flooring. Staircase off to the first floor.

**Cloaks/WC** - (leading off from the entrance hall)

White 2-piece suite comprising of a wash hand basin. Low flush suite WC. Radiator. Extractor fan. Ceramic tiled flooring.

**Breakfast Kitchen** - 12' 5" x 8' 11" (3.81m x 2.74m) to extremes x to extremes

Double glazed window with aspect over the front garden areas. Range of matching base, drawer and wall mounted units with matching glazed display cabinets and stainless steel handle detail. Coordinating roll edge laminate work surface housing stainless steel hob, built in oven beneath and stainless steel funnel hood extractor fan over. Integrated fridge. Integrated dishwasher. Integrated washing machine. Roll edge laminate work surface housing one and a half bowl single drainer sink unit with mixer tap over. Contrasting tiled surround. Wall mounted gas central heating boiler. Space for a breakfast table. Radiator. Door through to dining room.

**Dining Room** - 12' 5" x 8' 9" (3.79m x 2.67m) to extremes x plus door access

Double glazed window with aspect over the rear garden area. Radiator. Oak grained effect laminate flooring. Built in storage cupboard. Wall light point

## First Floor

**Landing** - Staircase off with a spindle rail enclosure. Staircase leading off to the second floor landing. Radiator. Door through to the lounge.

**Lounge** - 16' 7" x 12' 5" (5.08m x 3.79m) to extremes x to extremes

Twin double glazed windows looking out over the front garden areas. Radiator.

**Bedroom 2** - 12' 5" x 8' 11" (3.79m x 2.74m) to extremes x to extremes

Double glazed window with aspect over the rear garden area. Oak grained effect laminate flooring. Radiator.

## Second Floor

**Landing** - Radiator. Built in airing cupboard. Door through to:

**Bedroom 1 - En Suite** - 12' 5" x 9' 11" (3.79m x 3.04m) to extremes x plus access

Double glazed window with aspect over the front garden area. Radiator. Door through to the en-suite shower room.

**En Suite Shower Room** - 2-piece suite comprising of a separate shower enclosure. Pedestal wash hand basin with tiled splash back surround. Radiator. Extractor fan.

**Bedroom 3** - 12' 5" x 8' 11" (3.81m x 2.74m) to extremes x to extremes

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

**Bathroom (accessed from the landing)** - Comprises of a white 3-piece suite, panel bath. Pedestal wash hand basin. Low flush suite WC. Mosaic effect splash tiled effect back surround. Fixed Perspex shower screen. Wall mounted shaver socket. Extractor fan. Radiator. Ceramic tiled flooring.

## Exterior

**Rear garden** - To the rear is a paved patio/seating area. The garden has also been laid for fine stone gravelling for ease of maintenance. Enclosed with a timber perimeter boundary fence and matching access gate. External wall light point.

**Front garden** - To the front the garden is mainly laid to lawn with off road parking facility/private drive way.

## 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.

