



Home Estates Ltd

2 Bedroom House for Sale - £84,950

York Road, HULL, HU6 9QN



KEY FEATURES:

- A SUPERB REFURBISHED MID TERRACED
- LOCATED IN A VERY POPULAR AREA
- LOUNGE & DINING KITCHEN
- 2 BEDROOMS & WET ROOM
- LAWNED REAR GARDEN
- OFF ROAD PARKING SPACE TO FRONT GARDEN
- GAS C/H SYSTEM & D/G
- NO CHAIN INVOLVED

Description

**** SOLD SUBJECT TO CONTRACT, SIMILAR PROPERTIES REQUIRED****

A superb refurbished property ideally located on this highly popular tree lined road, with a deep lawned divide. The property has been the subject of tasteful modernisation throughout and is now presented with a lovely contemporary interior design. The smart internal accommodation briefly comprises: an entrance vestibule which leads through to a pleasant bay windowed lounge. Leading through from the lounge is an attractive well fitted dining kitchen to include integrated appliances and coordinating fixtures and fittings. To the first floor there are two bedrooms and a wet room with a white 3-piece suite. Outside to the rear is a full width patio/seating area raised decking patio with seating area and gardeners shed. All enclosed with a high level perimeter and boundary fence. Additionally this lovely property further benefits from a gas central heating system, double glazing and a private hard-standing/ parking space area to the front of the property accessed via wrought iron gates.

Viewing is highly recommended!

Location

The area is well known for its wealth of amenities nearby with good local shopping centres and regular public transport links to the city centre. This makes the property an ideal place to live.

Ground Floor

Ground Floor - Double glazed front entrance door leads through to the entrance vestibule.

Entrance Vestibule - Built in meter cupboard. Stairs off to the first floor. Radiator. Door through to a bay windowed lounge.

Lounge - *13' 11" x 12' 11" (4.26m x 3.96m)* to extremes x to extremes
Double glazed and leaded bay window with aspect over the front garden area. Modern fireplace with matching back and hearth housing coal effect living flame gas fire. Radiator. Door leading through to a dining kitchen.

Dining Kitchen - *16' 0" x 7' 3" (4.88m x 2.23m)* to extremes x to extremes
Double glazed windows with aspect over the rear garden area. Range of matching base, drawer and wall mounted units. Coordinating laminate work surface housing one and a half bowl single drainer sink unit with mixer tap over and contrasting tiled splash back surround. Further work surface housing a hob with an extractor fan over. Built in oven and grill. Plumbing for automatic washing machine. Under-stairs storage area. High level meter cupboard. Radiator. Double glazed rear entrance door.

First Floor

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

Bedroom 1 - *14' 8" x 10' 3" (4.49m x 3.14m)* to extremes x to extremes
Double glazed window with aspect over the front garden area. Built in cupboard housing the hot water cylinder. Radiator. Further deep walk-in cupboard for storage.

Bedroom 2 - *11' 7" x 8' 11" (3.54m x 2.74m)* to extremes x to extremes
Double glazed window with aspect over the rear garden area. Radiator.



Cupboard housing the gas central heating boiler.

Wet Room (access from the landing) - With a white three piece suite comprising of a 'Mira Advanced' shower. Pedestal wash hand basin. low flush suite WC. Contrasting tiled surround. Double glazed opaque window. Radiator. Extractor fan.



Exterior

Rear garden - To the rear is a full width paved patio/seating area. The garden is also laid to lawn with well stocked borders and beds housing numerous established firs, plants and shrubs. Gardeners shed inset to the rear. The garden is also enclosed with a high level timber perimeter and boundary fence. A high level timber gate providing access through to a covered access which extends to the front garden area.

Front garden - The front garden is also laid to lawn and enclosed with a low level brick and wrought iron boundary wall and matching wrought iron access gates which leads through to a private parking space or hard-standing area.

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.

