



Pitt Street, Hull, HU3 6PN

If you are looking for something a bit special this property will be perfect for you!

A lovely Bay windowed property within a residential villa close to so many local amenities. This lovely property has charm and character throughout with generously proportioned and aesthetically pleasing accommodation which is arranged to two floors. The internal accommodation briefly comprises of: Entrance/Cloaks area which leads through to a very spacious Bay windowed Through Lounge with a Dining Area and an attractive central open plan staircase leads off to the first floor. Extending through from the Lounge is a fitted Kitchen with a range of modern matching units which are further complimented with coordinating fixtures and fittings. A very pretty Garden/Sun Room looks over to the rear Courtyard garden which has a Patio/Seating area. To the first floor there are two very spacious Bedrooms both with the benefit of fitted wardrobes thus providing ample hanging and storage space. The Bathroom is also spacious and fitted with a white 3-piece suite and tiled splash back surrounds. Outside to the rear is a walled Courtyard garden and to the front of the property is a lovely well stocked garden with an attractive display of plants, flowers and shrubs.

Key Features

Something a bit special!

Spacious Bay Windowed Through lounge

with Central open plan staircase

Modern and matching fitted Kitchen

Rear Sun/Garden Room

Spacious aesthetically pleasing bedrooms

both with fitted wardrobes

Viewing is highly recommended

Location

There are excellent shopping facilities along the neighbouring Chanterlands Avenue and good public transport links provide easy access to the City Centre and surrounding areas. The K.Comm Stadium is within walking distance as is the West Park which is just around the corner.

Property Description

Ground Floor

Entrance Door - Front Entrance Door with overhead screen window leads through to the Entrance Hall:

Entrance Hall - With cloaks area and a radiator. A further multipaned glazed door leads through to the dual aspect Through Lounge:

Through Lounge/Dining Area - 29' 4" x 14' 10" (8.96m x 4.54m) to extremes x to extremes

Double glazed Bay window with aspect over the front garden area and a further Double glazed window with aspect over the rear Courtyard Garden. There is an open tread central staircase off to the first floor and fire place with matching TV stand or display area. 2 radiators and a multipaned glazed door through to the Kitchen:

Kitchen - 9' 3" x 8' 7" (2.83m x 2.62m) to extremes x to extremes

Double glazed window with aspect over the rear Courtyard garden. Range of matching base, drawer and wall mounted units. Coordinating roll edge laminate work surface. There is an extractor fan over the cooker and a built in one-and-half bowl single drainer sink unit with mixer tap over and a contrasting tiled splash back surround. Wall mounted Gas central heating boiler. Space for upright fridge freezer, plumbing for automatic washing machine and recessed down lighting. Door through to a Sun/Garden Room:

Sun/Garden Room - 9' 5" x 7' 10" (2.89m x 2.4m) to extremes x to extremes

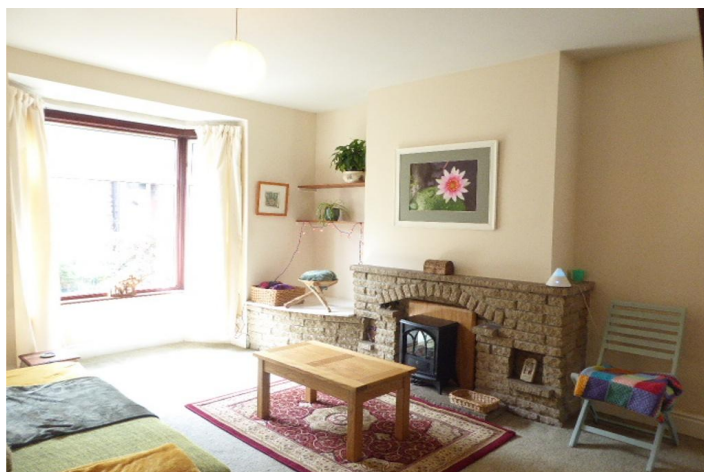
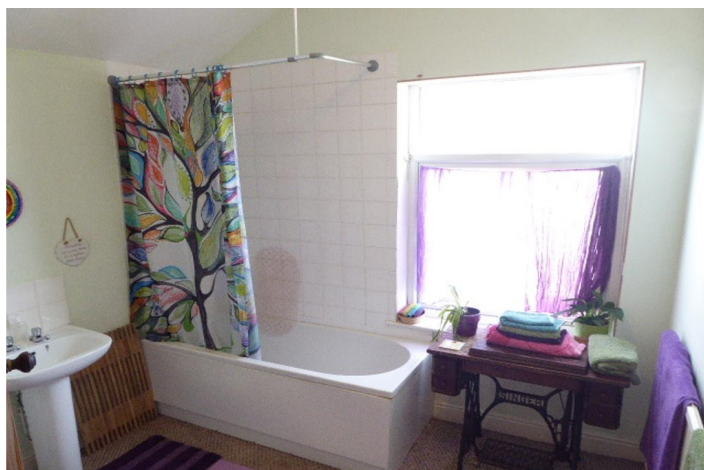
Dual aspect Double glazed windows looking out over the rear Courtyard garden. Radiator, recessed down lighting and rear Entrance Door.

Front Garden - Is laid with pavers and raised beds housing established trees, plants and shrubs. A low cottage style timber perimeter and boundary fence with matching access gate

First Floor

First Floor Landing - Door through to Bedroom 1:

Bedroom 1 - 12' 3" x 11' 11" (3.75m x 3.65m) to extremes x



from front fitted wardrobes

Double glazed window with aspect over the front garden area. Range of fitted wardrobes with shelves and hanging space and matching overhead storage unit and radiator.

Bedroom 2 - 11' 9" x 8' 4" (3.6m x 2.56m) to extremes x plus recess from front of fitted wardrobes

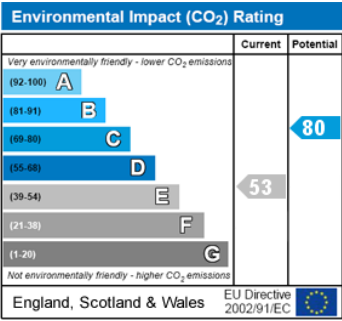
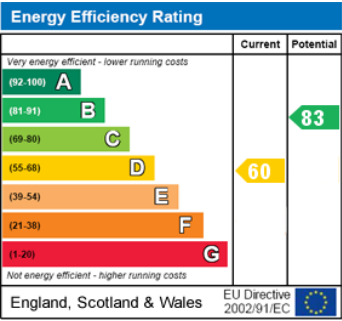
Double glazed window with aspect over the rear Courtyard area. Range of fitted wardrobes with shelves and hanging space and matching overhead storage unit and radiator.

Bathroom - Has a white 3-piece suite comprising of a panel bath, pedestal wash hand basin and low flush WC. Shower attachment over the bath with contrasting tiled splash back surround. Radiator, extractor fan. Double glazed safety window with overhead screen window.

Exterior

Rear Garden - Outside to the rear is a Courtyard garden which is walled with a high level timber boundary and perimeter fence and also a high level access gate. There is an external water supply.





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