

3 Bedroom End Terraced House for Sale - £128,500

Albert Avenue, Hull, HU3 6PR



KEY FEATURES:

- RARELY AVAILABLE IN THIS CONDITION!
- DECEPTIVELY SPACIOUS END OF TERRACE
- THREE DOUBLE BEDROOMS
- HIGHLY IMPRESSIVE BRIGHT & SPACIOUS
- BAY WINDOWED THROUGH LOUNGE DINING AREA
- BREAKFAST ROOM
- MODERN REDESIGNED FITTED KITCHEN
- THREE DOUBLE BEDROOMS

Description

Rarely available in this condition!

This is a perfect opportunity to acquire a deceptively spacious tastefully refurbished end of Terrace House with three Double Bedrooms! A highly impressive bright and spacious property which has been the subject of a stylish contemporary makeover throughout. The super smart accommodation briefly comprises: An Entrance Hall which extends through to a bright and spacious Bay Windowed Through Lounge. Also extending through from the Hall is a Breakfast Room or Dining Room. The Kitchen has been the subject of a modern redesign with a range of high gloss units, coordinating fixtures and fittings and integrated appliances. To the first floor there are three Double Bedrooms and a Bathroom with a white 3-piece suite, shower over the bath and contrasting tiled surround. Outside to the rear is a Patio/Seating area. The garden is mainly laid to lawn with well stocked borders and beds.

Internal viewing is highly recommended in order to appreciate the size and standard of the accommodation on offer.

Location

The area is well served with a wealth of amenities all within a convenient proximity to the property. There are busy local shopping centres, however for a more extensive shopping experience, Hull City Centre is just a short commutable journey from the property. Good road connections provide easy links in and out of the city. There are good reputable Schools, Colleges and Academies nearby and for those who enjoy socialising and dining out with friends, there are many Cafe Bars and Restaurants to choose from along the neighbouring Chanterlands and Newland Avenue. Hull Royal Infirmary and the University of Hull are also just a short distance away by car.

Ground Floor

Entrance Porch - Open arched Entrance Porch with partial original tiling to the walls leads to Front Entrance Door:

Entrance Door - Double glazed front Entrance Door with matching overhead screen window. This further leads through to the Entrance Hall:

Entrance Hall - Which has a spindle staircase off to the first floor, under stairs Cloaks recess/meter cupboard, cornice and radiator. Extending through from the Entrance Hall is a Bay windowed dual aspect Through Lounge with an arched divide. Also extending through from the Entrance Hall is a Breakfast Room:

Bay Windowed Through Lounge - 26' 11" x 11' 11" (8.22m x 3.65m) to extremes x narrowing to 10' (3.04m)

Double glazed Bay window with aspect over the front forecourt area and a further double glazed window with aspect over the rear garden area.

To the Lounge is a ceiling rose, cornice and radiator.

And to the Dining Area is a further ceiling rose, cornice and radiator.

Breakfast Room or Dining Room - 11' 11" x 9' 10" (3.65m x 3.01m) to extremes x to extremes

Double glazed window with aspect over the walled Courtyard area. Wall mounted Gas central heating boiler and radiator. Extending through from the Breakfast Room is an L-shaped Fitted Kitchen:



L-Shaped Fitted Kitchen - 10' 9" x 9' 10" (3.29m x 3.01m) to extremes x to extremes

Double glazed windows with aspect over the rear garden area. Range of high gloss base, drawer and wall mounted units and a coordinating laminate work surface housing a stainless steel hob, built in oven beneath and a stainless steel funnel hood extractor fan over all with a contrasting tiled surround. A further work surface houses a single drainer sink unit with a swan neck mixer tap over and contrasting tiled surround. Space for upright fridge freezer, plumbing for automatic washing machine, radiator and double glazed rear Entrance Door.

First Floor

First Floor Landing - Which is split level with a spindle rail enclosure and door through to Bedroom One:

Bedroom One - 15' 4" x 12' 9" (4.69m x 3.9m) to extremes x to extremes
Double glazed bay window with aspect over the front of the property. Loft hatch through to the roof void and radiator.

Bedroom Two - 11' 11" x 9' 11" (3.65m x 3.04m) to extremes x to extremes
Double glazed window with aspect over the rear garden area and radiator.

Bedroom Three - 11' 8" x 9' 11" (3.56m x 3.04m) to extremes x to extremes
Double glazed window with aspect over the rear garden area and radiator.

Family Bathroom - Is accessed from the landing and has a white 3-piece suite comprising of a panel bath, pedestal wash hand basin and low flush WC. There is chrome shower attachment over the bath, chrome fittings to the sanitary ware and contrasting tiled surround. Double glazed opaque window and radiator.

Exterior

Rear Garden - Outside to the rear is a walled Courtyard area and a Patio/Seating area. The garden is also mainly laid to lawn with well stocked borders and beds and is enclosed with a high level timber perimeter and boundary fence with a Gardeners Shed inset to the rear boundary.

Front Garden - The front of the property is enclosed with a low brick boundary wall to a forecourt.

Additional Information

Additionally the property further benefits from a Gas central heating system and Double glazing.

The property is offered to the market with vacant possession on completion, no chain involved.

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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		