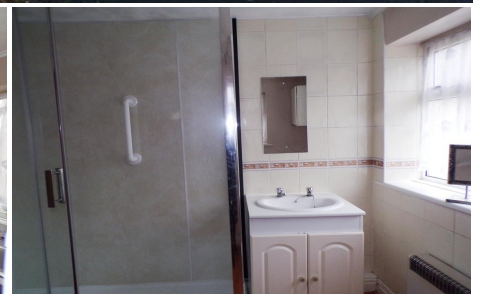


Home Estates Ltd



3 Bedroom Terraced House for Sale - £54,950

Alfonso Street, Hull, HU3 2TN



KEY FEATURES:

- SPACIOUS END OF TERRACE HOUSE • GENEROUSLY PROPORTIONED ACCOMMODATION • DUAL ASPECT THROUGH LOUNGE & DINING AREA • FITTED KITCHEN • REAR ENTRANCE LOBBY • SHOWER ROOM WITH WALK IN ENCLOSURE • GOOD SIZED BEDROOMS • GAS CENTRAL HEATING & DOUBLE GLAZING

Description

This is a great opportunity to acquire a very spacious end of terrace house. The generously proportioned accommodation is arranged to two floors and briefly comprises of: An Entrance Hall which extends through to a dual aspect Through Lounge with a Dining Area. Extending through from the Lounge is a fitted Kitchen. Also extending through from a Rear Entrance Lobby there is a spacious Shower Room with a 3-piece suite to include a double walk-in shower enclosure. To the first floor there are three good sized Bedrooms. Outside to the rear is a Courtyard Garden.

Location

The property is ideally located just off the Boulevard close to many local amenities. There are busy local Shopping Centres and Retail Parks along the neighbouring Hessle Road. Regular public transport links provide good connections in, and out of the City via the Paragon Interchange.

Ground Floor

Entrance Porch - An open arched Entrance Porch which leads to a Double glazed front Entrance Door:

Entrance Door - With matching overhead screen window leading through to the Entrance Hall:

Entrance Hall - Staircase off to the first floor. Glazed and leaded partition screen window, radiator and laminate flooring. Extending through from the Entrance Hall is a dual aspect Through Lounge/Dining Area:

Through Lounge Dining Area - 22' 11" x 10' 9" (7.01m x 3.29m) to extremes x to extremes

Double glazed multipaned window with aspect over the front forecourt area. Red brick fire surround with a log effect gas fire and a further fire surround to the Dining Area and Double glazed window with aspect over the rear garden area. Radiators, under stairs Cloaks/recess and meter cupboard. Extending through from the Lounge is the Kitchen:

Kitchen - 8' 11" x 8' 7" (2.74m x 2.62m) to extremes x to extremes

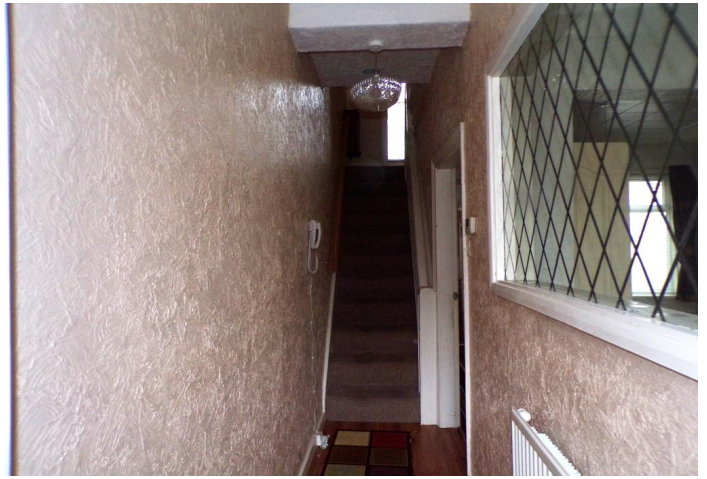
Double glazed window with aspect over the rear walled Courtyard area. Range of matching base, drawer and wall mounted units. Matching roll edge laminate work surface housing a single drainer sink unit and a tiled splash back surround. Plumbing for automatic washing machine, space for upright fridge/freezer, laminate flooring. Extending through from the Kitchen is a Rear Entrance Lobby:

Rear Entrance Lobby - With a double glazed rear Entrance Door and door through to the Shower Room:

Shower Room - Which has a 3-piece suite comprising of: A triple walk-in shower enclosure and electric shower over all with a high gloss wipe clean surround. Built in vanity wash hand basin with storage space beneath and a low flush WC. Partial tiling to the walls, double glazed and leaded opaque window and a further double glazed opaque window. Wall mounted heater and laminate flooring.

First Floor

First Floor Landing - Which is split level and door through to Bedroom



One:

Bedroom One - 12' 11" x 11' 4" (3.96m x 3.47m) plus recess x to extremes
Multipaned window with aspect over the front forecourt area. Built in storage cupboard, dado rail and radiator.

Bedroom Two - 11' 5" x 8' 8" (3.5m x 2.65m) to extremes x to extremes
Double glazed window with aspect over the rear Courtyard garden. Dado rail and radiator.

Bedroom Three - 8' 11" x 8' 7" (2.74m x 2.62m) to extremes x to extremes
Double glazed window with aspect over the rear Courtyard garden. Wall mounted Gas central heating boiler and radiator.

Exterior

Rear Garden - Outside to the rear is a walled Courtyard garden which has been laid for ease of maintenance and to create a Patio/Seating area. There is a high level timber access gate providing access to the main street.

Additional Information

Additionally the property further benefits from a Gas central heating system and Double glazing.
The property is offered with vacant possession on completion and with 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		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		