

3 Bedroom Terraced House

Tenterdon Close, Bransholme, Hull, HU7 6BS

£895 per month



- FULLY REFURBISHED • 3 BEDROOMS • OPEN PLAN LIVING AREA • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING • POPULAR LOCATION • VIEWING RECOMMENDED





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This is a great opportunity to secure a highly impressive, fully refurbished property with an appealing open plan presentation. The property is in move in to condition having been the subject of a tasteful and stylish restoration throughout. This super smart property must be viewed in order to appreciate the size and standard of the accommodation on offer which briefly comprises of an entrance/cloaks vestibule with a secure internal garden shed and storage area. There is a further entrance hall with a conveniently placed cloaks/WC leading off. Extending through from the entrance hall is an impressive open plan lounge with a recently installed dining kitchen with integrated cooking appliances and coordinating fixtures and fittings. A really lovely additional feature to the ground floor is a sun/garden room with views and access to the rear garden and patio. To the 1st floor there are 3 generously proportioned bedrooms and a family bathroom with a recently installed 3 piece suite and soft contrasting tiled surround. Outside to the rear the garden has been laid for ease of maintenance and further to create a patio seating area. The property further benefits from a gas central heating system and double glazing throughout. Immediate availability subject to satisfactory references.

Location

The area is well known and highly popular for its wealth of amenities close by. There are busy and well visited retail and leisure parks within the neighbouring Kingswood development. Regular public transport provides easy links to the city centre and surrounding areas. There are highly reputable schools, colleges and academies close by Ideal for the growing family. Within the Kingswood development and more locally there is a great choice of family restaurants and public houses for those wishing to spend quality leisure time with friends and family. All in all a great place to live.

Property Description

Ground Floor

Entrance Hall - Double glazed entrance door leads through to an entrance cloaks vestibule with a brick storage area and built in meter cupboard. A further door leads through to the entrance hall. Spindle staircase off to the 1st floor. Understairs recess. Radiator.

Ground Floor cloaks/WC - With a 2 piece suite comprising of a wall mounted wash hand basin and built in low flush WC. Contrasting tiled surround. Chrome fittings to the sanitary ware. Glazed opaque window.

Dining Kitchen - 15' 11" x 9' 7" (4.86m x 2.93m) Extremes to extremes. Double glazed window with aspect over the front garden area. Range of matching base, floor and wall mounted units with brushed steel effect handle detail. Coordinating roll edged laminate work surface housing a single drainer sink unit with a mixer tap over and a tiled splash back surround. A further work surface houses a hob, built in oven beneath and a stainless steel funnel hood extractor fan over with a feature high gloss splash back surround. Plumbing for automatic washing machine. Space for upright fridge freezer. Space for good sized dining table. Radiator. Arch leading to ..

Lounge - 15' 8" x 14' 6" (4.8m x 4.44m) Extremes to extremes.



With window looking through to conservatory.
Radiator.
Coving.

Conservatory/Sun Room - 12' 9" x 7' 10" (3.91m x 2.41m)

Double glazed windows and double glazed doors providing views and access to the rear garden area.
Radiator.

First Floor

Landing - Built in airing cupboard with shelving.
Loft hatch through to roof void.

Bedroom 1 - 13' 6" x 9' 5" (4.12m x 2.89m) Extremes to extremes.

Double glazed window with aspect over the front garden area.

Deep walk in built in storage cupboard.

Radiator.

Bedroom 2 - 12' 7" x 8' 8" (3.84m x 2.65m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Radiator.

Bedroom 3 - 8' 9" x 6' 9" (2.68m x 2.07m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Radiator.

Cupboard housing gas central heating boiler.

Family Bathroom - With a white 3 piece suite comprising of panelled bath, pedestal wash hand basin and low flush WC.

Chrome effect shower attachment over the bath.

Fixed shower screen

Chrome fittings to the sanitary ware.

Contrasting tiled surround.

Radiator.

Double glazed opaque window.

Exterior

Outside - Outside to the rear the garden has been laid with fine stone chippings for ease of maintenance and there is a patio seating area inset. The garden is also enclosed with a high level perimeter and boundary fence. There is also a high level access gate.

Council tax band: A

Rental Deposit: £951



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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