

3 Bedroom Terraced House

Manor Rd, Hull, HU5 5NT

£165,000



- MODERN STYLISH FINISH THROUGHOUT • MOVE IN TO CONDITION • 2 RECEPTION ROOMS • MODERN KITCHEN • 3 BEDROOMS • LOW MAINTENANCE GARDEN • OFF ROAD PARKING • MUST BE VIEWED





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You will not fail to be impressed with this immaculately and beautifully presented home. This attractive and well-maintained three-bedroom property offers spacious accommodation throughout.

The property benefits from a welcoming entrance hall, a bright bay-fronted lounge, and a generous rear sitting/dining room with feature fireplace, creating an ideal space for family living and entertaining. The contemporary high-gloss kitchen is well-equipped with ample storage, integrated cooking appliances, breakfast bar seating, and views over the rear garden.

To the first floor are three aesthetically bedrooms, including a spacious main bedroom with fitted wardrobes, together with a modern family bathroom featuring a corner bath with shower over.

Externally, the property enjoys a low-maintenance rear garden with patio and artificial lawn, perfect for outdoor relaxation. Further benefits include a detached garage with access from the garden, external power and water supply, and a block-paved frontage providing off-road parking for two vehicles.

An excellent opportunity for families, first-time buyers, or those looking to upsize into a move-in-ready home.

Location

Perfectly placed within a highly regarded, residential area.

Ideally located for all amenities, which are much needed for modern day to day living.

There are busy, local independent traders, along the neighbouring Willerby Road.

However, for a more extensive shopping experience, the Willerby and Anlaby Retail Shopping Parks are just a short commute from the property.

Regular public transport connections create easy links to the City Centre and surrounding areas.

Reputable schools, colleges and academies are all within a convenient proximity to the property.

For those wishing to spend quality leisure time with family and friends, there are many highly popular family restaurants, public houses and cafe bars to choose from.

All in all a great place to live!

Property Description

Ground Floor

Entrance - Double glazed front entrance door with matching side screen window leads to the entrance hall.

Entrance Hall - Mid level paneling to the walls.

Coving.

Radiator.

Lounge - 13' 4" x 9' 4" (4.07m x 2.87m) Extremes to extremes.

Double glazed bay window with aspect over the front of the property.

Coving.

Radiator.

Rear Sitting Room/Dining Room - 9' 4" x 15' 0" (2.87m x 4.59m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Chimney breast with over mantle, stone hearth and open display niche housing an electric fire.

Coving.

Under stairs storage/meter cupboard.

Radiator.

Open arch leading directly into the kitchen.

Kitchen - 16' 10" x 7' 3" (5.15m x 2.21m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.



Further double glazed windows with aspect over the rear courtyard area.

Double glazed rear entrance door leading out to the rear courtyard area and garden beyond.

Range of matching high gloss base, drawer and wall mounted units with chrome effect handle detail.

Coordinating laminate work surface housing a single drainer sink unit with a mixer tap over and a brick effect tiled splash back surround.

A further work surface housing a hob, built in oven beneath and extractor fan over also with a brick effect tiled splash back surround.

Plumbing for automatic washing machine.

Space for upright fridge/freezer.

Matching breakfast bar with views over the rear courtyard area.

Coving.

Radiator.

Laminate flooring.

First Floor

Landing - Spindle rail enclosure.

Coving.

Bedroom One - 13' 8" x 9' 3" (4.19m x 2.83m) Extremes to extremes.

Double glazed bay window with aspect over the front of the property.

Fitted wardrobes with shelves, hanging space and drawer units.

Feature mid level panelling to one wall.

Coving.

Radiator.

Bedroom Two - 9' 8" x 7' 5" (2.97m x 2.28m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Coving.

Radiator.

Bedroom Three - 7' 8" x 5' 4" (2.35m x 1.65m) Extremes to extremes.

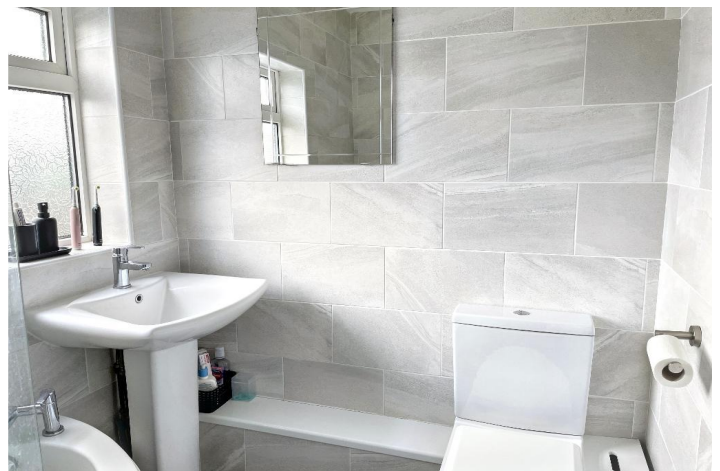
Double glazed window with aspect over the front of the property.

Loft hatch through to the roof void.

Coving.

Radiator.

Bathroom - 3 Piece suite comprising of a corner bath with shower over and fixed shower screen, pedestal wash hand basin and low flush W.C.



Soft contrasting tiling to walls.
Chrome effect towel rail/radiator.
Double glazed opaque window.

Exterior

Rear Garden - To the rear the garden and courtyard area has been laid with paving stones to create a patio/seating area.

The main garden area also has been laid with artificial grass for ease of maintenance.

The path extends to the rear of the garden with fine stone pebbling adjacent and large stone planters.

There is also a garage with service door from the main garden area and double doors from the rear of the property.

The garden is all enclosed with timber boundary and perimeter fencing and a timber access gate.

External power.

External water supply.

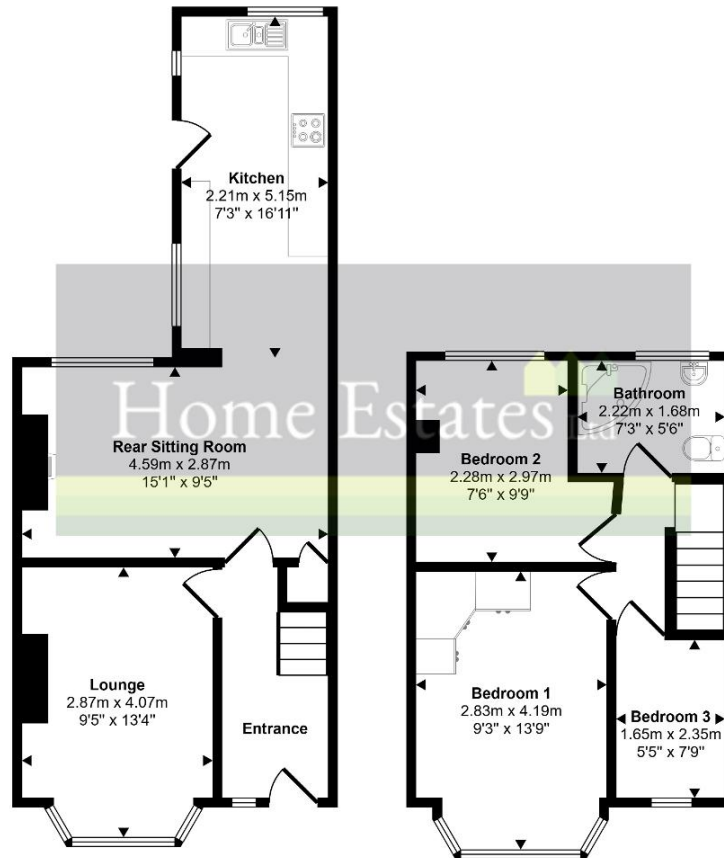
Front Drive - To the front of the property the area has been block paved for ease of maintenance and further to create 2 x off road parking spaces.

Council tax band: B

MONEY LAUNDERING REGULATIONS 2017: 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.



Approx Gross Internal Area
75 sq m / 806 sq ft



Ground Floor
Approx 43 sq m / 460 sq ft

First Floor
Approx 32 sq m / 346 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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



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