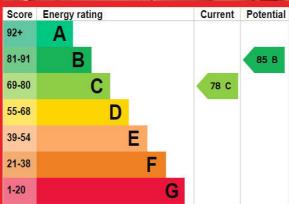


Total area: approx. 142.2 sq. metres (1530.5 sq. feet) Floorplan of existing building. Plan produced using PlanUp.









### HEATING AND INSULATION

The property has a gas-fired central heating system and uPVC double glazing.

### SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

### TENURE

Freehold. Vacant possession upon completion.

#### **COUNCIL TAX**

Council Tax is payable to the KIngston-upon-Hull City Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'C' (verbal enquiry only).

#### VIEWINGS

Strictly by appointment with the agent's Beverley office.

### 12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk



### Offers over £250,000



# Dee Atkinson & Harrison

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

### 19 Heathfield Square, Hull





## 19 Heathfield Square, Hull, HU3 5DS

To the second floor is a further Dou Bedroom with a vaulted ceiling and significant amount of glazing to one aspepart of which is a French window giv access to a balcony. This bedroom also gi convenient access to loft areas provid excellent and convenient storage. Ther a small garden to the front of the proper and a driveway leads to an integral gara To the rear of the property there is a gara largely laid to lawn with a substantial dec area (unfinished). The garden is surprisin private in nature given the urban location the gable end of the property immediately the rear has no window in it.

A two storey extension has just been be and the vendors are currently in the proof finishing off painting and decorating area. Photographs will be updated as when this area has been completed. T intend the work to be finished before conclusion of any sale.

It represents a great opportunity to ob a substantial amount of living and bedro space in a modern building. An early inte inspection is highly recommended.

### ACCOMMODATION

Entrance Hall

WC Cloaks

Living Room - spacious

Dining Room - bi-folding doors

A superb opportunity to acquire a 5 bed detached house of over 1500 sq ft (excluding the garage) of internal accommodation located on a modern garden square development. The house has been extended by the current owners and some elements of finishing are still in process but will be completed.

The modern property provides well-proportioned rooms arranged over 3 floors and with a balcony off the top floor bedroom which may provide a great office or studio. The rear garden is surprisingly, given the urban location, not particularly overlooked. There is also an integral garage. With gas fired central heating and double glazing the accommodation briefly comprises: Entrance Hall, WC Cloaks, Spacious Living Room, Dining Room with bi-folding doors to garden and Kitchen with a range of modern units. To the first floor is a Landing (part unfinished), large Main Bedroom, Double Bedroom (undecorated) with En Suite Shower Room, a further Double Bedroom, another Bedroom (with reduced ceiling height due to the eaves) and a Bathroom.



uble d a pect, iving gives ding re is perty rage. rden cked ingly on as ly to	Kitchen - modern fitted units
	First Floor Landing (part unfinished)
	Main Bedroom - large
	Double Beroom (undecorated) with En Suite Shower Room
	Double Bedroom
	Bedroom (restricted head height due to eaves)
	Bathroom
built cess this and They the	Second Floor Landing - (access to a loft void)
	Double Bedroom - vaulted ceiling, extensive glazing to one aspect, French window to balcony and access to a loft void.
	Front Garden - small
otain oom ernal	Rear Garden
	Driveway and Integral Garage
	LOCATION

The property forms part of a modern garden square development completed in around 2011 and this is one of just two detached properties on it. It provides good access to Hull City Centre and the A63 and benefits form an extensive range of nearby shops and amenities.

