



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### 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.



Offers over  
£260,000

19 Heathfield Square,  
Hull



12 Market Place, Beverley | 01482 866844 | [www.dee-atkinson-harrison.co.uk](http://www.dee-atkinson-harrison.co.uk)

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# 19 Heathfield Square, Hull, HU3 5DS

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.



To the second floor is a further Double Bedroom with a vaulted ceiling and a significant amount of glazing to one aspect, part of which is a French window giving access to a balcony. This bedroom also gives convenient access to loft areas providing excellent and convenient storage. There is a small garden to the front of the property and a driveway leads to an integral garage. To the rear of the property there is a garden largely laid to lawn with a substantial decked area (unfinished). The garden is surprisingly private in nature given the urban location as the gable end of the property immediately to the rear has no window in it.

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

It represents a great opportunity to obtain a substantial amount of living and bedroom space in a modern building. An early internal inspection is highly recommended.

## ACCOMMODATION

Entrance Hall

WC Cloaks

Living Room - spacious

Dining Room - bi-folding doors

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

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

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 from an extensive range of nearby shops and amenities.