



362 Chanterlands Avenue, Hull, HU5 4ED

£419,950







# 362 Chanterlands Avenue

Hull, HU5 4ED

- BEAUTIFULLY MAINTAINED FAMILY HOME
- DOUBLE GARAGE WITH LOFT STORAGE
- UNDERFLOOR HEATING
- EXCEPTIONAL FEATURE OAK/GLASS DOORS TO RECEPTION
- FIVE BEDROOMS
- STUNNING SPACIOUS GARDEN
- TWO EN-SUITE BATHROOMS
- PARKING FOR MULTIPLE VEHICLES

A superb spacious five bed roomed double fronted detached family home with a generous stunning rear garden with two patio areas, double garage and driveway for at least four vehicles.

Located on Chanterlands Avenue close to well-regarded schools, popular restaurants, cafes and shops. The superior bedroom has an en-suite bathroom and balcony views to the garden.

The stunning hallway features double arched oak glass doors to a 32ft reception room. Viewing highly recommended.



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## GROUND FLOOR

**ENTRANCE HALLWAY** 18'9" x 7'4" (5.74 x 2.26)  
Stunning entrance hall with tiled underfloor heating, beautiful feature double arched oak glass doors to the living room. Understairs storage cupboard, doors to lounge, cloakroom and kitchen to the rear.

**CLOAKROOM / W.C** 6'11" x 3'3" (2.11m x 1.00m)  
With low flush w.c, basin and tiling to floor coverings.

**RECEPTION / LOUNGE/ DINING ROOM** 31'11" x 13'1" (at longest & widest point) (9.75 x 4.00 (at longest & widest point))  
Accessed via stunning feature double arched oak glass doors, this multi-purpose room boasts an abundance of natural daylight via three uPVC windows, matching arched oak glass display cabinet, gas fire with fireplace and bay window to the front. Two pendant candle design light fittings, three wall mounted radiators, doors to the conservatory and original oak dado rail.

**LIVING ROOM** 21'3" x 12'8" (at longest & widest point) (6.50 x 3.87 (at longest & widest point))  
Bay window, door to kitchen and French doors to hallway. Wall mounted contemporary radiator, brass light fittings and matching ceiling mounted light fitting.

**KITCHEN WITH DINING AREA** 20'6" x 13'9" (6.27 x 4.21)  
Accessed via the hallway or the living room the spacious kitchen benefits from a uPVC window with views to the rear garden. Tiling to floorcoverings, French doors to the conservatory, a wood burning stove, wine cooler, fitted wine rack, plumbing for washing machine and dishwasher. Corner drainer sink with tiled splashback, a breakfast bar, a variety of wall and base units including larder cupboard and utility cupboard. Electric oven, gas hob and space for a fridge/freezer.

**CONSERVATORY** 21'0" x 10'11" (at widest point) (6.42 x 3.35 (at widest point))  
Positioned to the rear of the property with wall mounted radiator and accessed from both the kitchen and the reception/lounge/dining room. The bi-folding doors lead out to the patio and garden.

## FIRST FLOOR

**LANDING**  
With sky tube light tunnel, wooden hand rails, spindles and access to all five bedrooms and family bathroom.

**MASTER BEDROOM** 13'8" x 9'10" (4.19 x 3.00)  
With extensive fitted Sliderobe wardrobes, radiator, French doors to balcony overlooking the rear garden.



**EN SUITE BATHROOM** 9'5" x 5'5" (2.89 x 1.67)

Bath with shower over, full height tiled splashback. Basin with vanity unit and illuminated wall mounted mirror above. Tiling to floorcoverings, uPVC double glazed privacy window, low level WC, wall mounted towel radiator and shaver point.

**BEDROOM TWO** 10'5" x 12'8" (at longest point) (3.20 x 3.88 (at longest point))  
With extensive fitted wardrobe space, uPVC double glazed bay window and wall mounted radiator.

**EN SUITE SHOWER ROOM**  
Pocket door to shower cubicle with full height splash tiles and shower. Low level WC and wash hand basin with vanity unit.

**BEDROOM THREE** 13'9" (at longest point) x 11'10" (4.20 (at longest point) x 3.63)  
Fitted wardrobes into chimney breast recess, large uPVC double glazed window with views to the garden, with radiator below. Second uPVC double glazed window and ornamental original fireplace.

**BEDROOM FOUR** 13'8" x 13'9" (4.19 x 4.21)  
Fitted wardrobes, wall mounted radiator, basin with vanity unit, uPVC bay window with window seat and storage.

**BEDROOM FIVE/ STUDY** 7'5" x 9'3" (2.28 x 2.84)  
uPVC window with radiator below, pendant light fitting and glass panelled door.

**HOUSE BATHROOM** 13'9" x 7'10" (4.2 x 2.4)  
Lovely room with tiling to floorcoverings and underfloor heating. Vanity unit and twin wash hand basins and Jacuzzi bath. Shower cubicle with mains-fed shower, rainfall shower head and full height splashback tiles. Towel radiator, wall mounted radiator, feature vertical uPVC window, inset lighting and ceiling spotlights.

**OUTSIDE**  
The rear garden is laid to lawn with mature borders, fencing panels, brick wall and block paved patio areas at either end.  
The double garage has power and extensive loft storage.

**HEATING**  
The property benefits from gas central heating.

**FIXTURES AND FITTINGS**  
Various quality fixtures and fittings may be available by separate negotiation.

**TENURE**  
We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

**SERVICES**  
(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the Hull City Council council tax band to be 'D'.

**MORTGAGE CLAUSE**  
Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**PROPERTY PARTICULARS-DISCLAIMER**  
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."  
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

**MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.







## Floor Plans



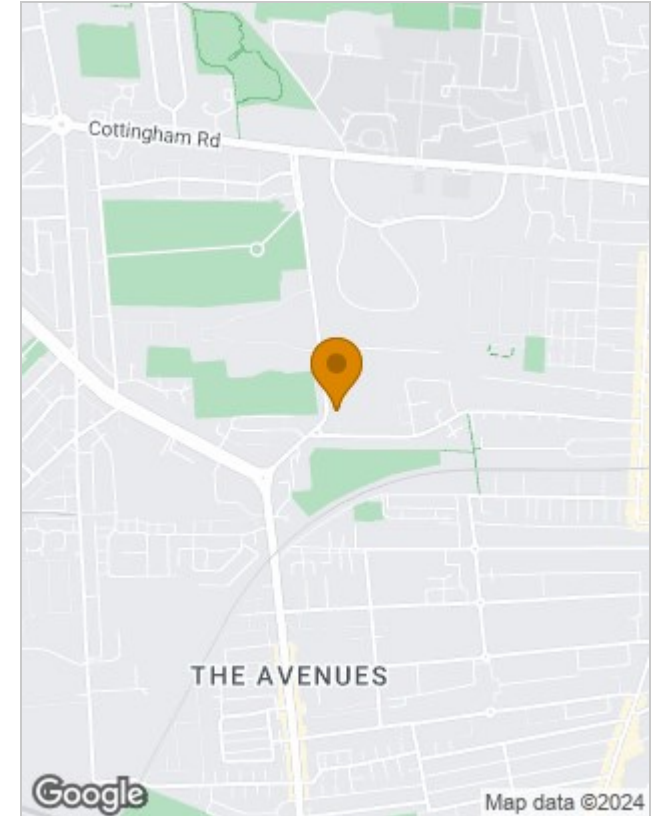
## Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

