

staniford
grays



31 Appledore Close, Victoria Dock, Hull, HU9 1PZ

£214,950





31 Appledore Close

Hull, HU9 1PZ

- EXTENDED AND MODERN STYLED PROPERTY
- PRIVATE REAR GARDENS
- DECEPTIVELY SPACIOUS
- POPULAR RESIDENTIAL SETTING
- VIEWING ADVISED
- IMPRESSIVE OPEN PLAN KITCHEN/DAYROOM
- THREE GENEROUS BEDROOMS
- DRIVEWAY PARKING
- READY TO MOVE IN LIVING SPACE

VIEWING ESSENTIAL FOR APPLICANTS LOOKING FOR AN EXTENDED HOME IN A POPULAR VICTORIA DOCK SETTING.

Ideally suited for applicants looking for a larger than average 3-bedroom property offering a double height side extension. The vendors have created a modern family home with good levels of flexibility and broad applicant appeal.

Situated in a peaceful residential cul-de-sac, the arrangement of accommodation to the ground floor comprises; Reception Lounge, modern styled Kitchen open plan to an impressive Dayroom. To the first floor a landing provides access to 3 generous bedrooms and a House Bathroom.

Externally, driveway parking is provided with access to private and enclosed gardens to the rear.

Given the size of home on offer and ready to move in condition, comes highly advised for further internal inspection.



£214,950



ACCOMMODATION COMPRISES

ENTRANCE

Accessed via uPVC double glazed entrance door with laminate to floor coverings into entrance vestibule, opening into....

RECEPTION LOUNGE

14'7" x 11'9" (4.47 x 3.60)

An open plan room with staircase approach to first floor level with balustrade and spindles. A central focal point is provided via a gas fire insert with granite hearth and surround. Inset spotlights to ceiling, uPVC double glazed window to the front outlook and generously sized to accommodate furniture suite. With recess to under stairs area also.

OPEN PLAN KITCHEN/ DAY ROOM

13'3" x 10'9" extending to 20'10" x 6'11" (4.04 x 3.29 extending to 6.37 x 2.12)

A most impressive and bright and spacious kitchen area. Having been extended to the side of the property considerably, creating an open plan and versatile second reception space. The immediate kitchen area benefits from a range of fitted wall and base units in a contemporary style with contrasting work surface over, uPVC double glazed window to the rear garden outlook. A number of fitted integrated appliances include a Bosch mid level double oven, over size induction hob with concealed in built extractor canopy. Integrated dishwasher, washing machine and separate fridge and freezer. Inset Grohe sink with inset drainer and feature black tap. Dedicated breakfast bar with under counter storage also features, being open plan to the second day room reception space, with French doors to both the front and rear outlook. smartly appointed throughout with laminate continuing, inset spotlights and contemporary style fitted radiator. Has potential to be used for a multitude of purposes.

FIRST FLOOR LEVEL

A central landing gives access to three bedrooms.

BEDROOM ONE

20'11" x 7'1" (6.39 x 2.17)

Serving as the extension to the property with double French doors and Juliet style balcony providing elevated open outlook to the garden. Additional uPVC double glazed window to the front outlook and again boasting excellent levels of natural daylight. Contemporary styling throughout. Midlevel TV points, inset spotlights to ceiling and loft access point.

BEDROOM TWO

12'11" x 9'10" (3.95 x 3.00)

With laminate to floor coverings, storage cupboards, space for a double bed and free standing wardrobes also.

BEDROOM THREE

11'8" x 6'9" (3.57 x 2.07)

Of a good size for a third bedroom with uPVC double glazed window to rear.



HOUSE BATHROOM

9'2" x 4'10" (2.80 x 1.48)

Immaculately appointed in a contemporary style with white sanitary ware comprising of inset basin to vanity unit, low flush WC, bath with rainfall shower head incorporating black tap furniture with splash screening. Additional tiling and heated towel rail.

EXTERNAL

Appledore Close itself remains conveniently positioned on the Victoria Dock development, offering excellent commuter access on the A63/ M62 corridor.

The subject dwelling itself occupies a peaceful and quiet residential cul-de-sac setting. Having been considerably extended to the side to incorporate double height extension and remaining deceptively spacious inside.

A dedicated driveway provides parking provision for vehicles with access provided to the property and gated access to the side.

The rear gardens offer something a little different with block paved patio extending from the immediate building footprint. Pond with water feature, laid to lawn grass section, multiple raised decked areas and additional pond to rear. Excellent levels of privacy and seclusion throughout with established planting, shrubbery and partially walled boundary perimeter.

COUNCIL TAX:

We understand the current Council Tax Band to be B

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

Stanford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@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.

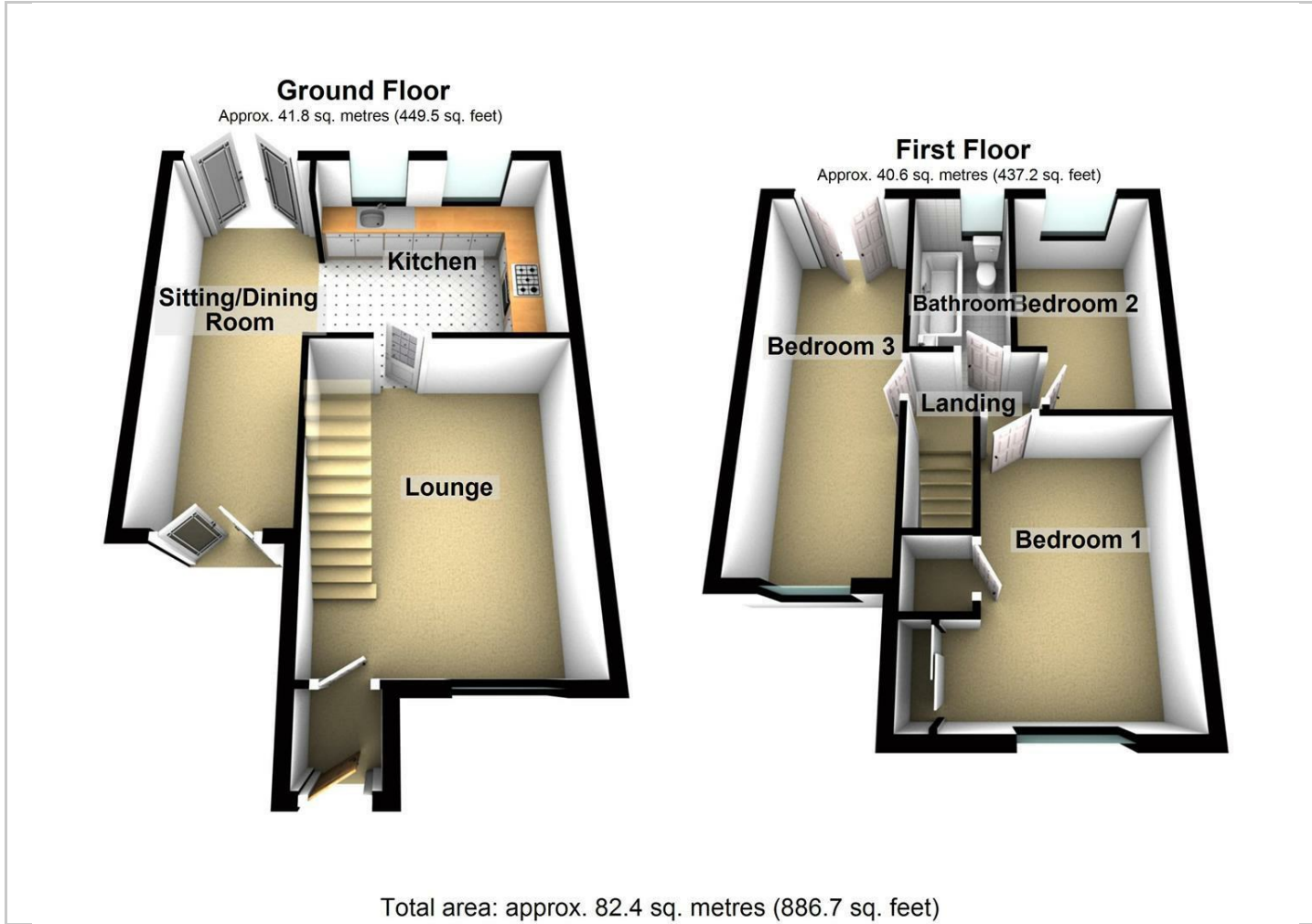
MISREPRESENTATION ACT 1967

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



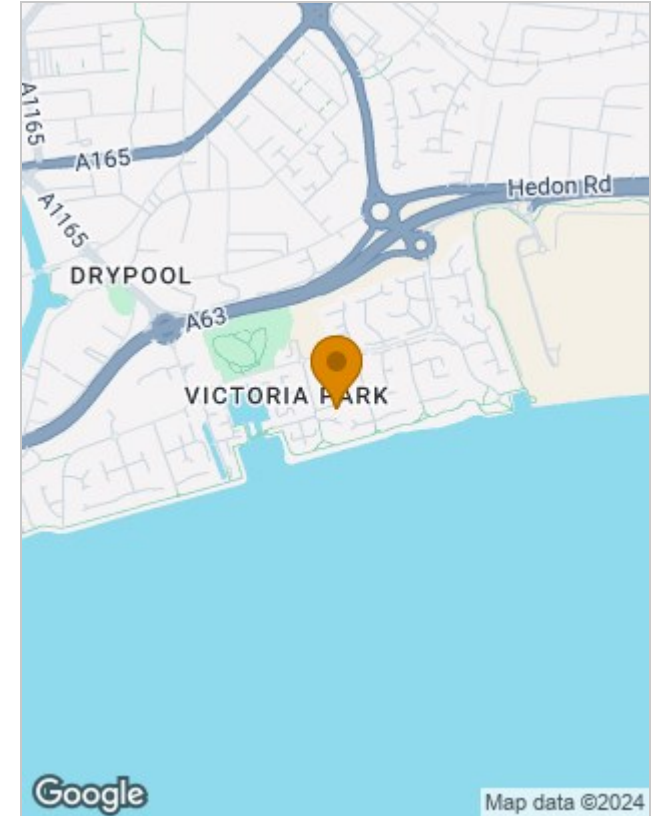
Viewing

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.

2 West End, Swanland, HU14 3PE
Tel: 01482 631133 Email: swansales@stanifords.com

Location Map



Energy Performance Graph

