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21 St. Anthonys Close, Hull, HU6 7FE

£309,950





21 St. Anthony's Close

Hull, HU6 7FE

- MODERNISED AND IMPROVED FAMILY HOME
- HIGH INTERNAL SPECIFICATION
- OPEN PLAN LAYOUT
- TWO BATHROOMS
- EXTENDED TO REAR
- WALLED REAR GARDEN
- FOUR BEDROOMS
- DRIVEWAY AND GARAGE

A SUPERB EXAMPLE OF A MODERN, DETACHED HOME WITH A NUMBER OF INTERNAL UPGRADES AND EXTENSION TO THE REAR.

Offering an open plan and spacious internal layout with an excellent balance of formal reception spaces and open plan living, this smartly appointed and well specified family home comes invited for further inspection.

The arrangement of living space offers complete versatility to two floor levels comprising; Reception Hallway, Formal Lounge space, open plan Kitchen/Dining area benefiting from garden views, Utility Room, Dayroom extension and a Cloakroom W.C.

To the first floor landing access to Four Bedrooms and a House Bathroom. The Principal Bedroom benefits from an En-Suite Shower.

Externally a driveway provides access to a single garage.

Private facing gardens feature to the rear with a dedicated patio and lawn area of a good size with a walled garden environment.

Available for immediate viewing for applicants looking for a modern styled home in proximity to the University and environs.



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GROUND FLOOR

ENTRANCE HALLWAY

4'1" x 4'7" (1.25 x 1.40)

Accessed via composite style entrance door with laminate to floor covering and staircase approach to first floor.

RECEPTION LOUNGE

16'0" x 13'5" (4.89 x 4.09)

Enjoying good levels of natural daylight with uPVC double glazed bay window to the front outlook and additional window to side elevation. Deep understairs storage cupboard, with the room itself being suitably sized to accommodate furniture suite with open plan archway leading through to...

DINING KITCHEN

20'0" x 9'2" (6.12 x 2.81)

Immaculately appointed throughout with a range of fitted wall and base units with contrasting work surfaces over, with double oven, gas hob with extractor canopy, composite style sink & drainer, integrated dishwasher, space for fridge freezer, uPVC double glazed window to the rear elevation and contemporary style radiator to alternate dining area, again being suitably sized to accommodate table and chairs. Access through to utility room and day room extension also.

UTILITY ROOM

4'2" x 5'7" (1.28 x 1.72)

With composite access door to rear, incorporating wall units, with space for a number of low level white goods, Karndean flooring continuing throughout.

CLOAKROOM W.C

3'10" x 5'2" (1.17 x 1.59)

With low flush w.c, pedestal wash hand basin and heated towel rail, uPVC privacy window to side elevation.

DAY ROOM EXTENSION

15'10" x 8'10" (4.83 x 2.70)

With panoramic garden views via uPVC double glazed windows with fitted blinds, French doors leading to patio terrace, Karndean flooring, used currently as an informal reception space.



FIRST FLOOR

LANDING

PRINCIPAL BEDROOM

13'6" x 11'2" (4.13 x 3.42)

Of double bedroom proportions with highly specified fitted wardrobes with sliding doors to full wall length, uPVC double glazed window to the frontage. In turn leading through to...

EN SUITE SHOWER ROOM

5'11" x 5'10" (1.81 x 1.78)

With corner shower cubicle with wall mounted head and console, inset basin to storage unit, low flush w.c, contemporary style tiling to splashbacks and floorcovering, heated towel rail also.

BEDROOM TWO

13'6" x 8'9" (4.14 x 2.69)

With fitted bedroom furniture including wardrobe and storage, with uPVC double glazed window to front aspect.

BEDROOM THREE

10'2" x 12'0" (3.11 x 3.66)

With uPVC double glazed window to rear, fitted furniture, wardrobe and shelving.

BEDROOM FOUR

8'8" x 9'2" (2.65 x 2.81)

With uPVC double glazed window to the rear elevation, used currently as a study but could also be used as a double bedroom.

HOUSE BATHROOM

6'2" x 6'10" (1.89 x 2.09)

Immaculately appointed throughout with walk-in double shower tray with rainfall shower head and wall mounted console, inset basin to vanity unit, low flush w.c, splash screening, boarding, inset spotlights to ceiling and heated towel rail.

OUTSIDE

St Anthony's Close remains conveniently positioned in close proximity to Inglemire Lane and all the services and amenities the University location offers. The immediate setting is a peaceful residential cul-de-sac setting of a number of similarly styled modern houses. Vehicular access is granted to the property via a double driveway leading to single garage with up&over access door and additional parking spaces

Gated access leads to a private and enclosed rear garden with stone patio terrace extending from the immediate building footprint, with laid to lawn grass section beyond, well stocked borders and edging with herbaceous planting and shrubbery, walled perimeter boundary to the rear and boarded fencing to the sides. External tap and light points.

AGENTS NOTE

The vendors have undertaken a full program of refurbishment having maintained and improved this delightful family home with a program of extension having taken place, and consequently remaining deceptively spacious. Viewing available by the sole selling agent Staniford Grays.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. The Kingston Upon Hull council tax band is currently 'D'.

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

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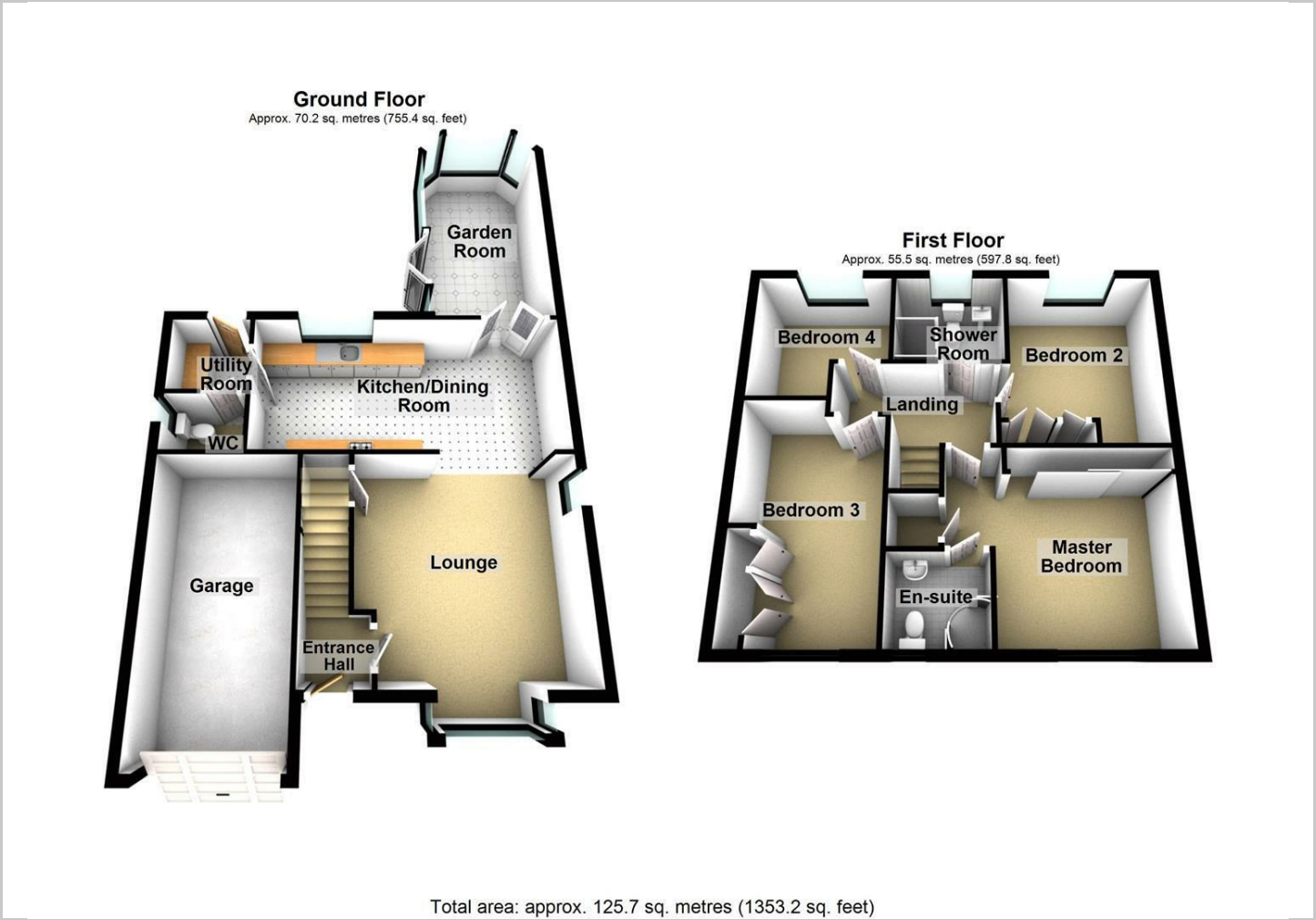
MORTGAGE CLAUSE

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



Floor Plans



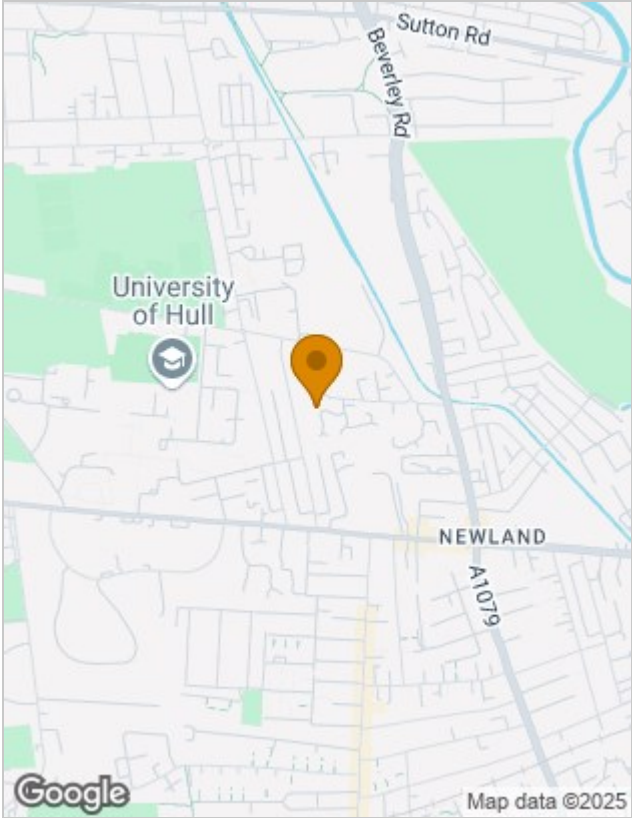
Viewing

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

