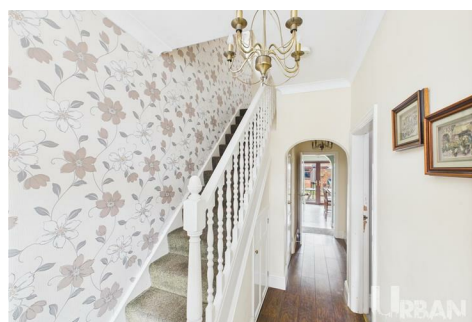




61 Watt Street, Hull, HU9 3BJ

Offers Over £200,000

A beautifully presented and spacious 3-bedroom family home set on a generous plot, featuring off-street parking, a versatile loft room, and a lovely rear garden with a detached garage. Offering open-plan living and a modern kitchen with French doors to the garden, this property is perfect for growing families seeking comfort and convenience in a sought-after location. Early viewing highly recommended!

Ground Floor

Entrance Hallway

Step into a welcoming entrance hallway, featuring a double-glazed door with surrounding windows, laminate flooring, radiator, and a useful under-stairs storage cupboard. Stairs lead to the first floor, with doors off to the main living areas.

Lounge

A bright and inviting space with a bay window to the front aspect, carpet flooring, and a feature fireplace. The room is open plan to:

Dining Room

Offering a great flow for entertaining, with carpet flooring, a radiator, and a door leading back to the hallway.

Downstairs W/C

Convenient ground floor cloakroom with a window to the side, laminate flooring, part-tiled walls, wall-mounted hand wash basin, and low flush W/C.

Kitchen

A spacious and extensively fitted kitchen, perfect for families. Features include inset lighting, tiled flooring, a comprehensive range of wall and base units with contrasting work surfaces, breakfast bar, tiled splashbacks, and a 1 1/4 sink unit with mixer tap. Appliances include an electric oven, gas hob, and extractor fan. A window and French doors open out to the rear garden, flooding the room with natural light.

First Floor

Landing

With carpet flooring and a window to the side, offering access to the bedrooms and stairs leading to the loft space.

Bedroom One

A spacious double bedroom with a bay window to the front, carpet flooring, radiator, and fitted wardrobes.

Bedroom Two

Another well-sized double bedroom with a window to the rear, laminate flooring, radiator, and fitted wardrobes.

Bedroom Three

A good-sized single bedroom with a window to the front, carpet flooring, and radiator.

Shower Room

Modern and stylish, comprising a walk-in shower with

drench head, vanity hand wash basin, low flush W/C, heated towel rail, part tiled walls, and tiled flooring. Window to the side aspect.

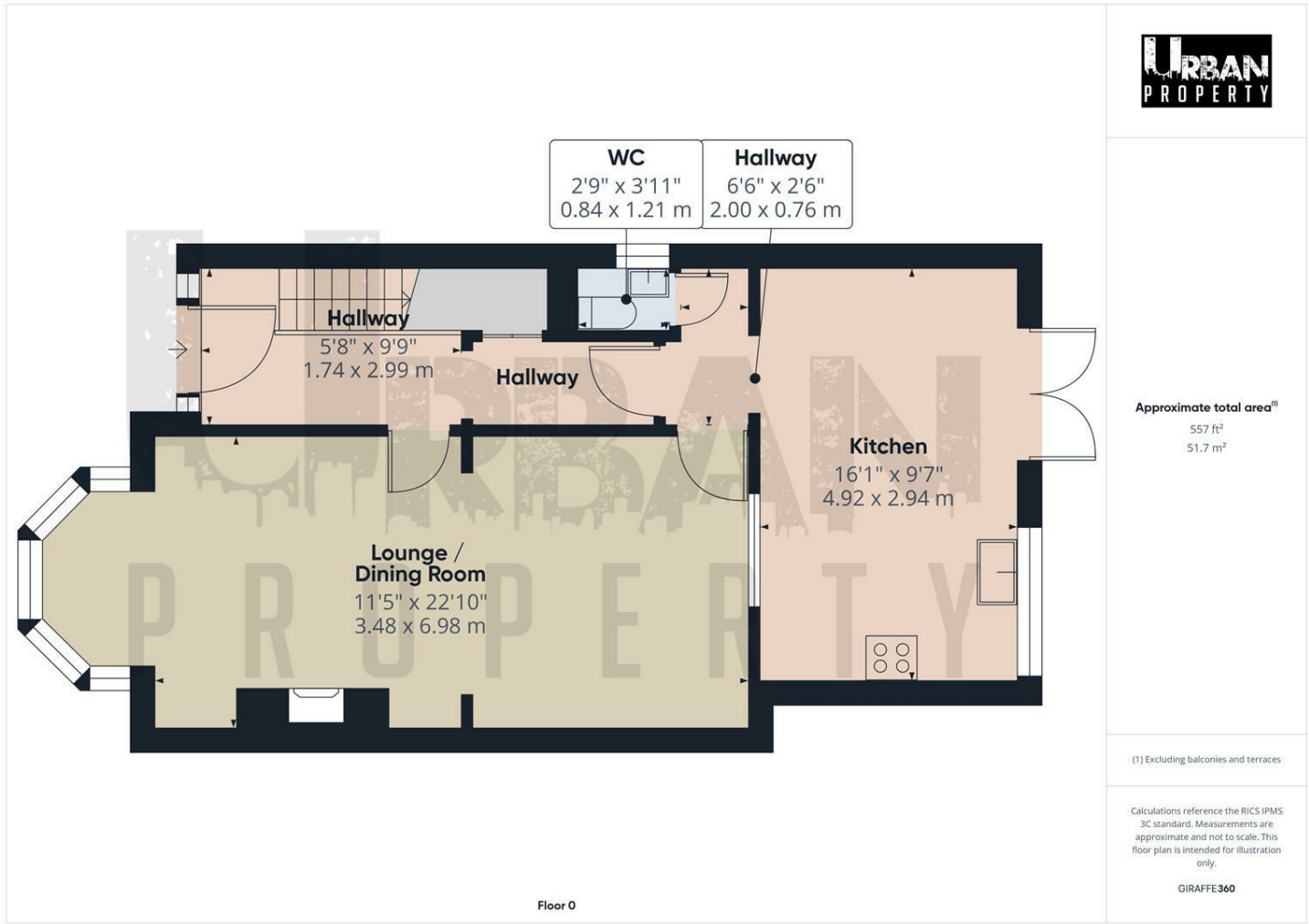
Loft Space

Accessed via stairs from the landing, this converted loft offers additional versatile space with a Velux window, carpet flooring, and useful eaves storage.

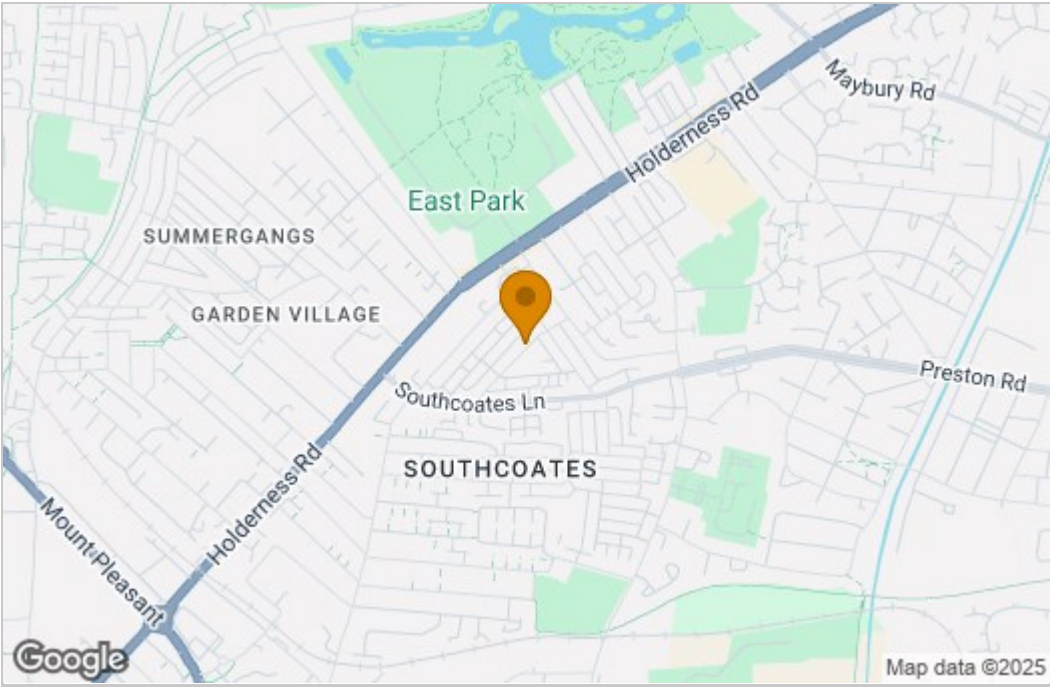
Exterior

The property occupies a large and attractive plot, with a paved frontage providing off-street parking for two vehicles. The rear garden is a true highlight, featuring a paved seating area, well-maintained lawn, raised flower beds, and a detached garage with rear door, window, and access to the rear ten-foot.

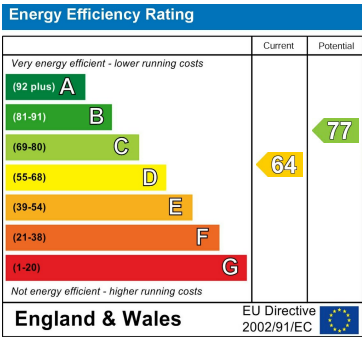
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.