



## 11 Buttermere Close

, Hull, HU4 6DG

£220,000

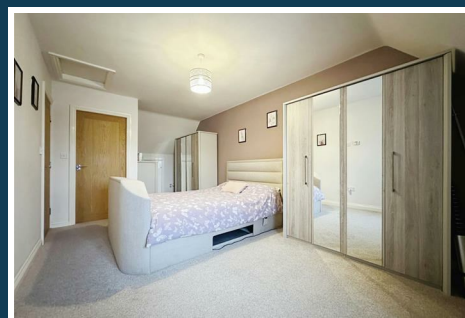
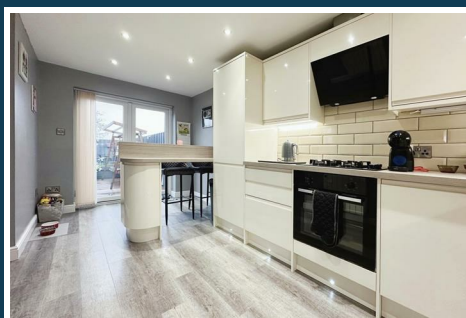
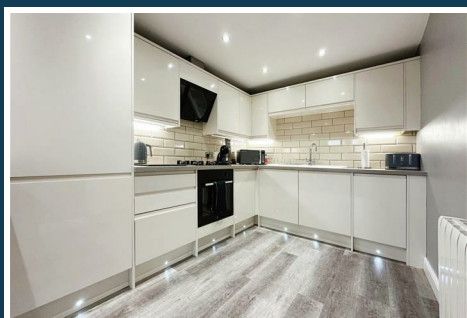




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## Ground floor:

### Entrance hallway

A welcoming entrance into the property via a UPVC door to the front, with fixed staircase up to the first floor level, door through the lounge, access to WC and the utility room.

### Lounge

15'3" x 13'6" (4.65m x 4.13m)

A generous room with UPVC double glazed French doors opening out the rear garden. A feature fireplace creates a central focal point and the room is finished with a lovely marble tiles. A cupboard under the stairs provides ample storage.

### Breakfast kitchen

15'10" x 7'10" (4.84m x 2.40m)

A beautiful modern kitchen with a range of white gloss base and wall mounted units, complimenting worksurfaces and breakfast bar, tiling to the splash back areas, inset ceramic sink, inset gas hob, built in electric oven, integrated tall fridge and slimline dishwasher and finished with under counter lights and lighting in the kickboards. With UPVC door opening out to the rear garden.

### Utility room

10'1" x 6'3" (3.08m x 1.93m)

With UPVC double glazed window to the front, fitted with a range of base and wall mounted units, complimenting worksurfaces, inset ceramic sink, tiling to the splash back areas and finished with under counter lights and lighting in the kickboards.

### Cloakroom

With low level WC and sink unit.

## First floor:

### Landing

Providing access to first floor rooms.

### Bedroom Two

13'6" x 8'8" (4.13m x 2.65m)

A double bedroom to the rear of the property with UPVC double glazed window and laminate flooring.

### Bedroom Three

13'6" x 9'6" (4.13m x 2.92m)

A further double bedroom to the front of the property with UPVC double glazed windows, fitted wardrobes and shelving and laminate flooring.

### House bathroom

7'1" x 6'8" (2.18m x 2.05m)

With UPVC double glazed window to the side. Fitted with a modern suite in white, comprising panelled bath with shower over, pedestal sink unit and low level WC. With tiling to splashback areas and heated towel rail.

## Second Floor:

### Master Bedroom

22'2" x 9'11" (6.76m x 3.03)

A generous master suite with UPVC window to the front, spacious storage cupboard and access to storage in the eaves.

### En-Suite

5'4" x 7'5" (1.65m x 2.27m)

With velux window. Fitted with a three piece suite, comprising enclosed shower cubicle, pedestal sink and low level WC.

## Outside

To the front of the property is off street parking for two vehicles, access into the garage, which is fitted out as a workshop with plenty of electrical points and up and over door to the front, a separate utility cupboard next to the front door with plumbing for the washing machine and space to stack a tumble drier above. To the rear is an enclosed garden which backs onto school playing fields. A low maintenance space which is mainly decked, perfect for outdoor seating, a raised area, perfect for evening sun and a garden bar, ideal for when entertaining friends and family.

## Council Tax

We have been advised the property is Council Tax band C.

## ADDITIONAL INFORMATION

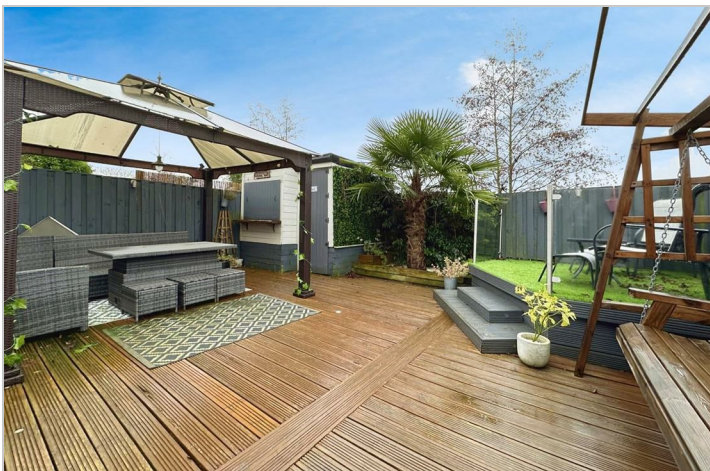
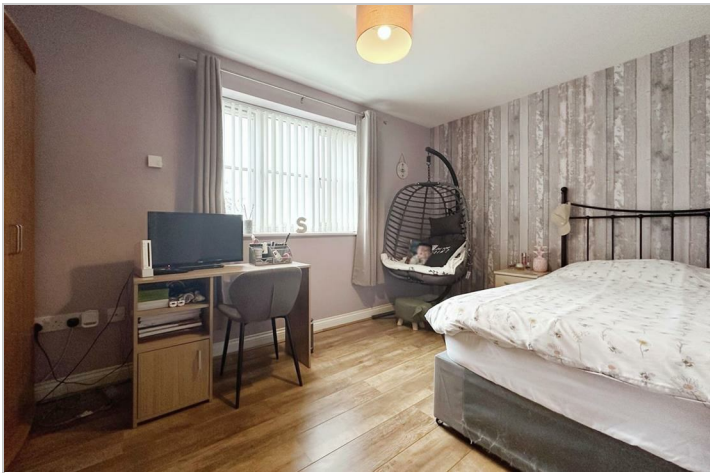
Tenure:

Freehold

Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has

been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.





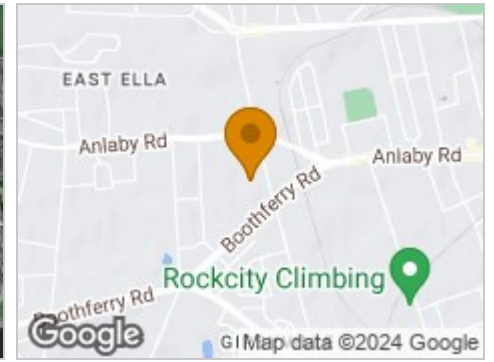
## Road Map



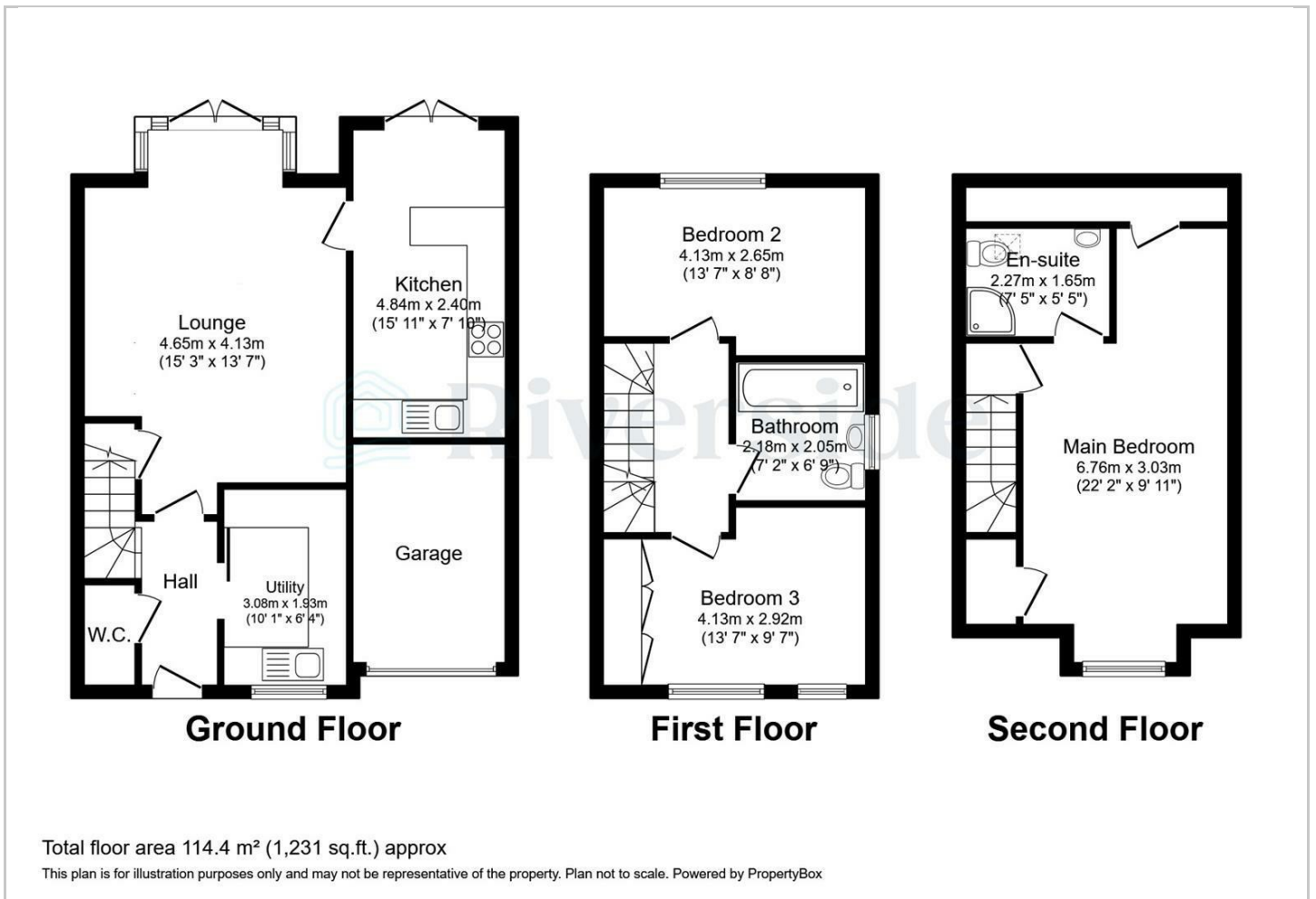
## Hybrid Map



## Terrain Map



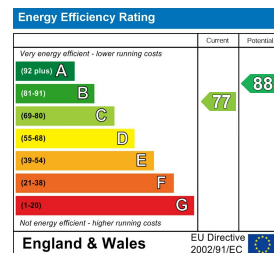
## Floor Plan



## Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.