



37 Coltman Street

, Hull, HU3 2SG

£179,950



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Ground Floor:

Entrance Hallway

A grand and welcoming entrance into this stunning property via solid door to the front. With fixed staircase to the first floor, vinyl flooring, radiator and access to the storage cellar.

Lounge

A spacious room with UPVC double glazed bay window to the front, original open feature fireplace, radiator and carpet flooring. double doors open into:

Dining Room

Another generous room with UPVC French doors to the rear, laminate flooring and radiator.

Dining Kitchen

Ideal for entertaining, with UPVC double glazed door and window to the side. Kitchen fitted with a range of solid wooden base and wall mounted units, granite worksurfaces with tiling to the splash back areas, inset Belfast sink unit, freestanding Rangemaster cooker and space for fridge freezer. With two storage cupboards and door that opens into the utility room.

Utility Room

With Double glazed window to the side. Fitted with base and wall mounted units with a laminated worksurface, stainless steel sink unit, plumbing for automatic washing machine and space for tumble dryer.

Rear Hallway

With access to the store rooms to the rear of the

property and second staircase leading to the first floor.

First Floor

Front Landing

A Split level landing with widow allowing for natural light and built in storage cupboard. Providing access to the master bedroom, bedroom 2 & 4 and bathroom one.

Master Bedroom

To the front of the property with 2 UPVC double glazed windows, laminate flooring plus raised carpet area, fitted wardrobes for storage and radiator.

Bedroom Two

A second double bedroom with UPVC double glazed window to the rear and radiator.

Bedroom Four

To the front of the property with UPVC double glazed window and radiator.

Office Space

With UPVC double glazed window to the side and space for home office set up.

Rear Landing

Providing access to bedroom three, second bathroom and rear staircase.

Bedroom Three

Third double bedroom with UPVC window to the side and rear radiator and built in cupboard

Bathroom

With UPVC window to the side, with panelled bath and pedestal sink unit.

WC

Separate WC with UPVC window to the side.

Outside

To the front of the property is a paved front with iron railings to the boundaries, steps up to the front door and secure storage/passage way. To the rear is a beautifully maintained walled garden, mainly laid to lawn with planted trees and shrubbery plus access to the storage rooms.

Council tax

We have been advised the property is council tax band B, payable to Hull City Council.

ADDITIONAL INFORMATION

Tenure:

Freehold

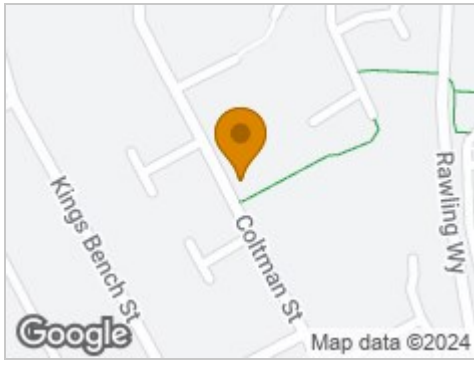
Disclaimer:

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.



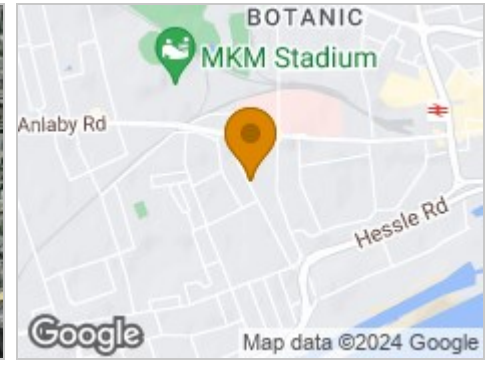
Road Map



Hybrid Map



Terrain Map



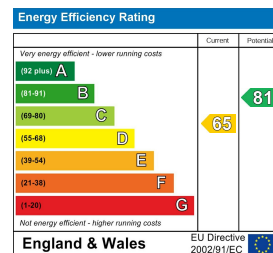
Floor Plan



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



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