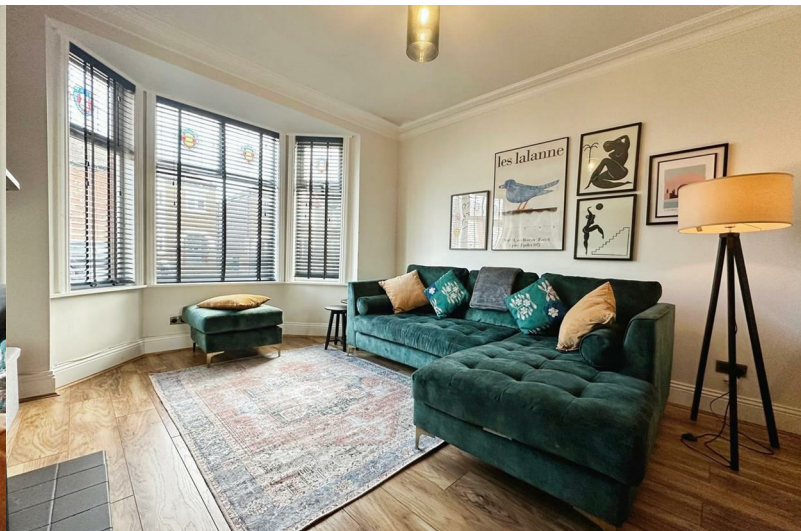




55 Hamlyn Avenue

, Hull, HU4 6BT

Guide price £230,000



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Summary

INVITING OFFERS BETWEEN £230,000 & £240,000!

Expect to be impressed by this beautifully presented, traditional 1930's semi detached property situated towards the end of the cul-de-sac on the sought after Hamlyn Avenue, ideal for access to all local shops, road networks into the city centre and access to public transport.

Boasting a stunning open plan dining kitchen, three well proportioned bedrooms, generous westerly facing garden and driveway for off street parking to the front for two cars.

Offering ready to move into accommodation, ideal for a growing family, this fantastic property benefits from gas fired central heating and UPVC double glazing and briefly comprises; to the ground floor, entrance porch, hallway opening into fabulous dining kitchen, spacious lounge and downstairs WC.

To the first floor is a central landing, three well proportioned bedrooms and the house bathroom with a three-piece suite.

Externally, to the front, a gravelled driveway for off street parking and the rear is a large garden with ample areas for outdoor seating, as well as lawn, planted borders and shed for storage.

Early viewing comes highly recommended here to avoid missing out - contact our office today to reserve your slot!

Ground Floor:

Porch

Entry to the front via UPVC double glazed door.

Hallway

A welcoming entrance hallway with fixed staircase to first floor level, laminate flooring and opening into:

Open Plan Dining Kitchen

24'7" x 19'8" max (7.50m x 6.00 max)

A stunning open plan room with UPVC French doors to the rear garden, UPVC double glazed windows to the side and a rear and side door to the end of the kitchen. Fitted with a range of base and wall mounted units, quartz work surfaces and island unit, tiling to the splashback, inset Belfast sink, inset electric hob, built in oven and microwave, integrated dishwasher, built in pet area and utility cupboard. Dining area with radiator and ornate open fireplace. Laminate flooring throughout.

Lounge

13'11" x 12'7" (4.26m x 3.84)

A bright and spacious lounge with UPVC double glazed bay window to the front, open fireplace, radiator and laminate flooring.

WC

With UPVC double glazed window to the rear. Fitted with a low level WC and hand wash basin.

First Floor:

Central Landing

With window to the side. Access to all first floor rooms and hatch providing loft access.

Tel: 01482 322411

Master Bedroom

14'0" x 11'6" (4.28m x 3.51m)

A generous double bedroom to the front with UPVC bay window, carpet flooring and radiator.

Bedroom Two

12'9" x 11'7" (3.89m x 3.54m)

Second double bedroom with UPVC double glazed window to the rear, built in cupboard, laminate flooring and radiator.

Bedroom Three

7'8" x 8'1" (2.36m x 2.47m)

With UPVC double glazed window to the front, laminate flooring and designer tall radiator.

House Bathroom

7'8" x 7'8" (2.36m x 2.34m)

House bathroom fitted with UPVC double glazed window to the side and rear. Fitted with a three-piece suite in white, comprising panelled bath with thermostatic shower, pedestal sink unit and low level WC and heated towel rail.

Outside

Externally, there is a gravelled driveway to the front

for off street parking for two vehicles. To the rear is a large westerly facing garden with raised decking and patio area for seating, lawn area, planted borders and flower beds. To the end of the garden is a gravelled area, raised beds and shed, plus gated access out the the ten foot at the rear.

Council Tax Band

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

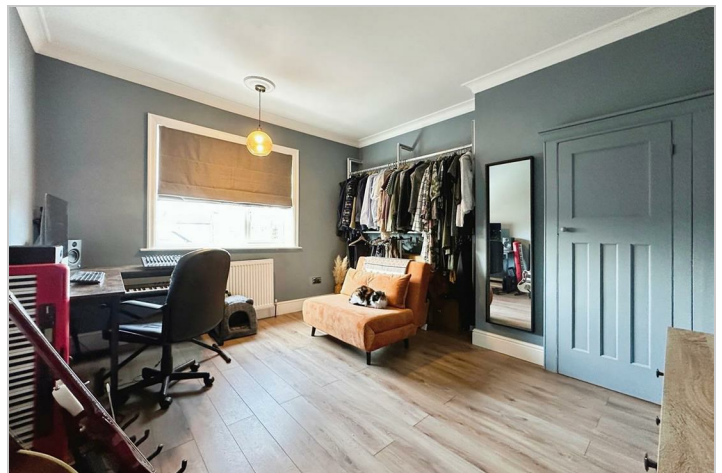
ADDITIONAL INFORMATION

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.



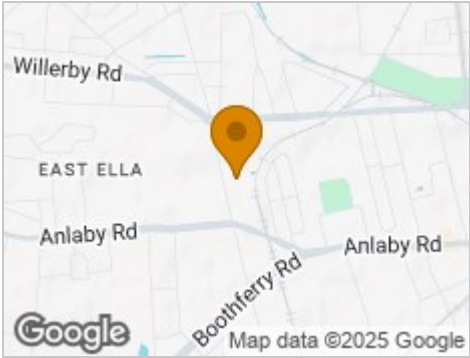
Road Map



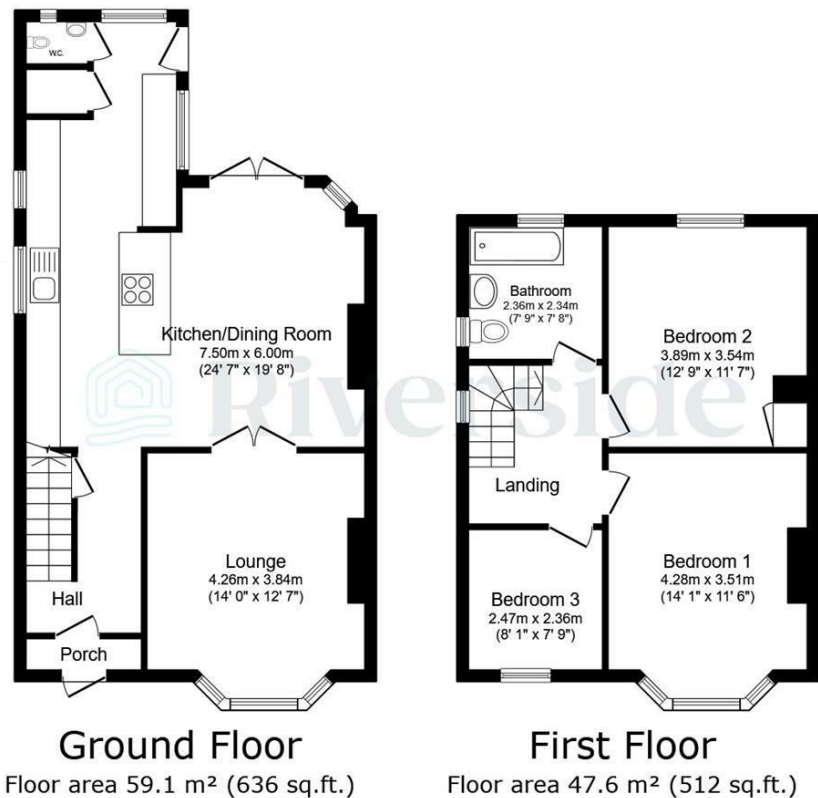
Hybrid Map



Terrain Map



Floor Plan

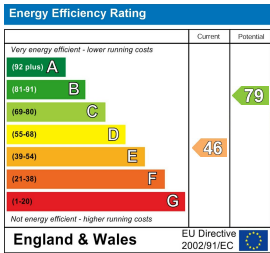


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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