



## 48 Philip Larkin Close

Hull

HU6 7FB

£259,950

We offer onto the market this modern 3 Bedroom detached house providing good family-sized accommodation which benefits from gas radiator central heating, uPVC double glazing and briefly comprises the following accommodation:- Entrance Porch, Lounge, arched feature leading to Dining Area, fitted Kitchen including integrated oven and hob, Utility Room and Cloakroom/WC and on the first floor, 3 Bedrooms (all having En-Suite Shower Rooms). The property was originally built with 4 Bedrooms, however the owners have altered the upstairs accommodation to provide the 3 Bedrooms with En-Suites (one of which benefits from a separate Study). Outside there is a front garden, private drive providing good vehicular parking and leading onto an Integral Garage. The rear has a pleasant garden. Situated on this modern residential development in this popular location close to local amenities.



## Property Features

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- Modern Detached House
- Good Family Home
- 3 Bedrooms (Originally 4)
- Integral Garage
- 3 En-Suite Shower Rooms
- Front and Rear Gardens
- Gas Central Heating/uPVC Double Glazing
- Popular Location

## Full Description

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### LOCATION

The property is situated on Philip Larkin Close which is just off Inglemire Lane and is therefore in an ideal position for local amenities including shops, public transport, schools and convenient for Hull University and travelling distance to Hull city centre. The property is also a short distance away from St Marys College and Endsleigh Academy.

### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENCLOSED PORCH

With a half sealed unit double glazed entry door, laminate flooring, single central heating radiator.

##### LOUNGE

16' 10" x 13' 7" (5.13m x 4.14m)

Measured into bay and into recess. With uPVC double glazed bay window which overlooks the front, laminate flooring, staircase leading to the first floor with spindled ballustrade, door to garage, picture railing, single central heating radiator. An arch feature leads to:-

##### DINING AREA

9' 6" x 7' 7" (2.9m x 2.31m)

With uPVC double glazed French doors leading to the rear garden, laminate flooring, single central heating radiator.

##### KITCHEN

8' 11" x 8' 10" (2.72m x 2.69m)

With fitted base and wall-mounted units with worktop surface areas, built-in under-oven, four ring gas hob, extractor, stainless steel one and a half bowl sink with drainer and mixer tap, uPVC double glazed window which overlooks the side, single central heating radiator.

##### UTILITY ROOM

5' 3" x 5' 2" (1.6m x 1.57m)

With a wall-mounted boiler serving central heating and hot water, plumbing for automatic washing machine, worktop surface area, radiator, tiled flooring, half obscured door which leads to the garden.

##### CLOAKROOM

With a pedestal wash hand basin, low level WC, uPVC obscured double glazed window to the side, tiled flooring, single central heating radiator.

##### FIRST FLOOR

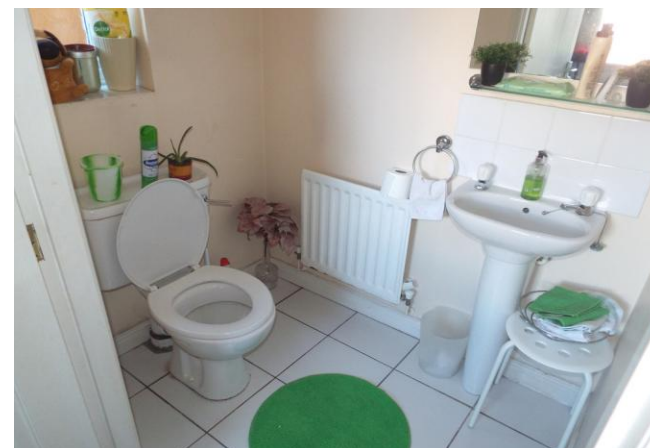
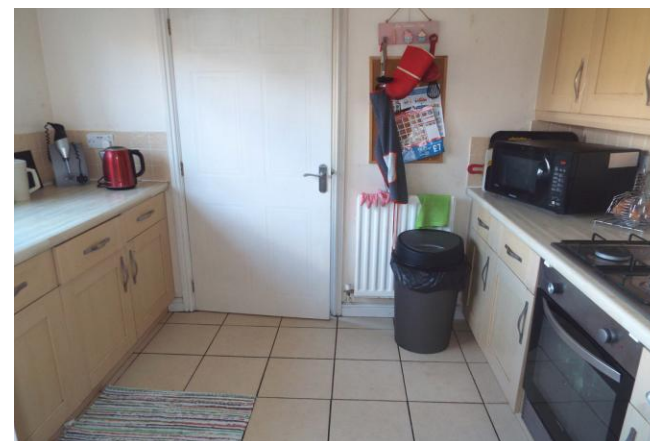
##### LANDING

With access to the roof void area, picture railing.

##### BEDROOM 1

16' 6" x 9' 0" (5.03m x 2.74m)

Narrowing to 6'2. With uPVC double glazed window which overlooks the front, double central heating radiator, laminate flooring, picture railing, built-in cupboard housing boiler serving central heating.



# Full Description

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## EN-SUITE SHOWER ROOM

With shower cubide, wash hand basin with mixer, low level WC, tiled flooring.

## BEDROOM 2

13' 6" x 10' 4" (4.11m x 3.15m)

With uPVC double glazed window which overlooks the front, single central heating radiator, laminate flooring, picture rail.

## EN-SUITE SHOWER ROOM

Shower cubide, vanity wash hand basin with mixer tap, low level WC, shaver point, tiled flooring, single central heating radiator.

## BEDROOM 3

9' 2" x 5' 7" (2.79m x 1.7m)

With uPVC double glazed window which overlooks the rear, single central heating radiator, laminate flooring.

## STUDY

9' 10" x 6' 10" (3m x 2.08m)

With uPVC double glazed window which overlooks the rear.

## EN-SUITE SHOWER ROOM

With shower cubide, vanity wash hand basin with mixer tap, low level WC, uPVC obscured double glazed window which overlooks the rear, extractor.

## OUTSIDE

To the front of the property there is a garden area with drive providing good vehicular parking and leads to an:-

## INTEGRAL GARAGE

18' 0" x 8' 5" (5.49m x 2.57m)

Measured internally. With power and lighting connected, up and over door, radiator and door leading into the lounge.

## REAR GARDEN

To the rear of the property there is a mainly lawned garden area, paved areas, fencing on the perimeters and enjoying a pleasant outlook.

## TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

## VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

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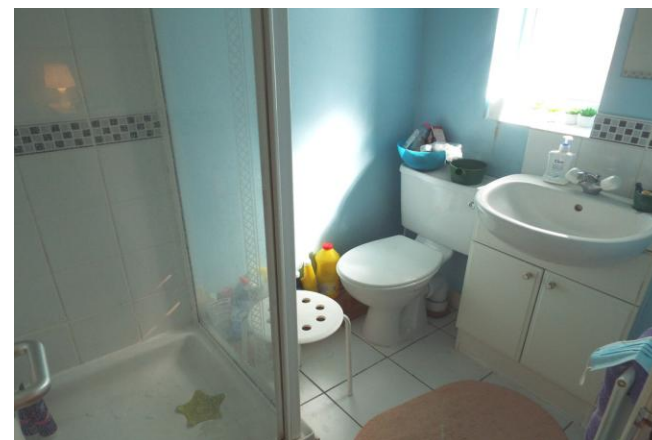
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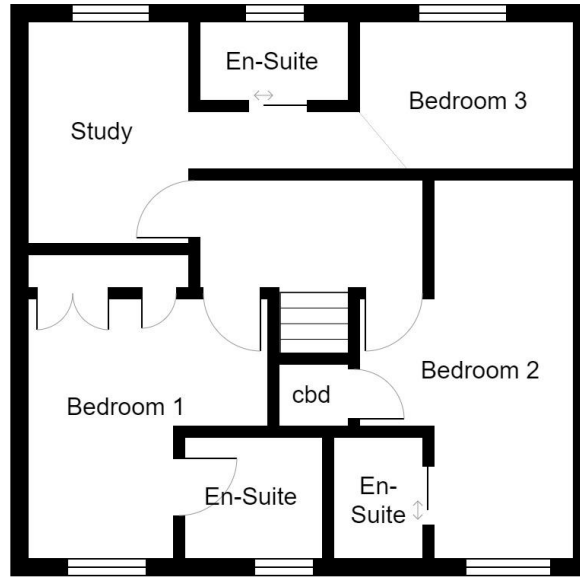
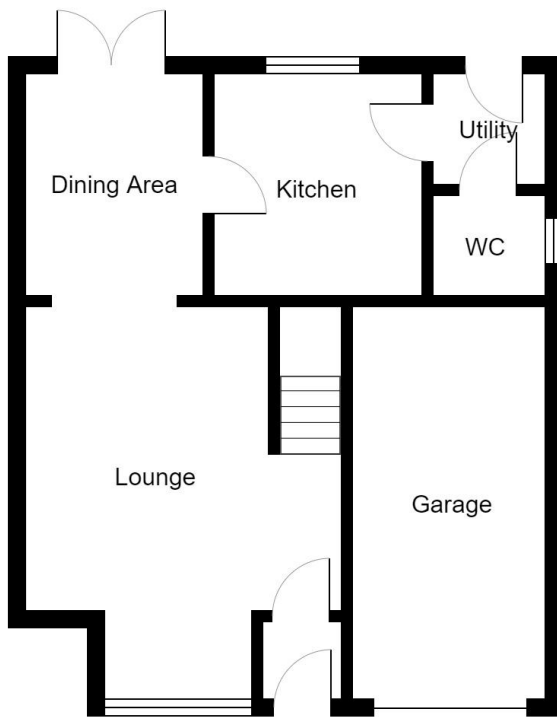
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Monday to Friday 9am to 5pm

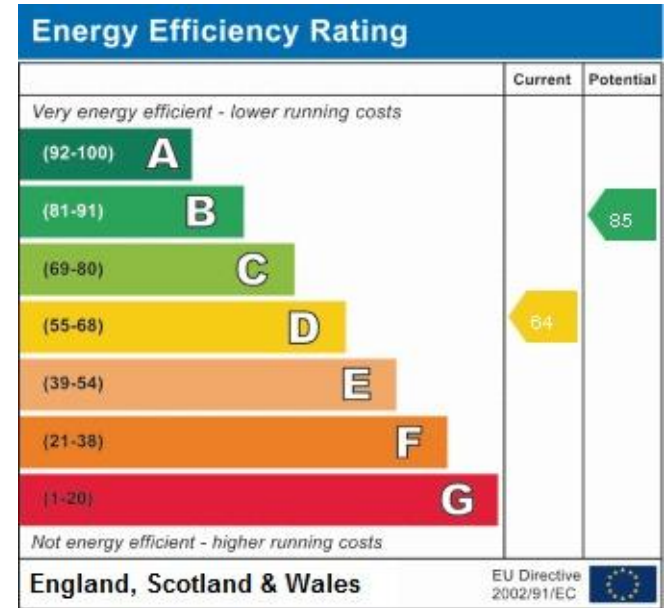
Saturday 10am to 1pm.







All measurements are approximate and for display purposes only



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