



6 Stanbury Road

Hull

HU6 7BU

£199,950

We are delighted to offer onto the market this outstanding 3 Bedroom (1 on ground floor) semi detached dormer-style home providing spacious and adaptable accommodation which must be viewed internally to be fully appreciated. The property stands on a generous-size garden plot and benefits from a side drive and Garage. The extremely well-presented accommodation has gas central heating and uPVC double glazing and briefly comprises: 'L' shaped Entrance Hall, Lounge, Dining Room/Sitting Room overlooking the rear garden, attractive well fitted Kitchen including integrated appliances, ground floor Bedroom 3/Study, Bathroom/WC and on the first floor landing leading to Master Bedroom which is fully fitted, Bedroom 2 and Cloakroom/WC. Offered with NO CHAIN INVOLVED - this one is not to be missed!



Property Features

- Spacious Semi Detached Domer-Style Home
- 3 Bedrooms
- Gas Central Heating/uPVC Double Glazing
- Wonderful Rear Garden
- 2 Reception Rooms
- Bathroom and Cloakroom
- Outstanding Property
- No Chain Involved

Full Description

LOCATION

Situated on this very popular residential development with great access to excellent amenities including Tesco supermarket, schools, public transport and short travelling distance away from Kingswood retail park and the Beverley bypass and good travelling distance for Hull city centre.

THE ACCOMMODATION COMPRISES

'L' SHAPED SIDE ENTRANCE HALL

With uPVC double glazed entry door with a motif window, single central heating radiator, dado rail, cornice to the ceiling and staircase leading to the first floor.

LOUNGE

14' 6" x 11' 3" (4.42m x 3.43m)

With uPVC double glazed window which overlooks the front of the

property, fire surround with 'marble' inset/hearth, living coal flame gas fire, double central heating radiator, dado rail, cornice to the ceiling and TV point.

DINING ROOM/SITTING ROOM

10' 8" x 8' 4" (3.25m x 2.54m)

With uPVC glazed window which overlooks the side, uPVC double glazed French doors leading to the rear garden, single central heating radiator, dado rail and cornice to the ceiling.

GROUND FLOOR BEDROOM 3/STUDY

11' 2" x 9' 4" (3.4m x 2.84m)

With uPVC double glazed window which overlooks the front, single central heating radiator, dado rail and cornice to the ceiling.

ATTRACTIVE AND WELL FITTED KITCHEN

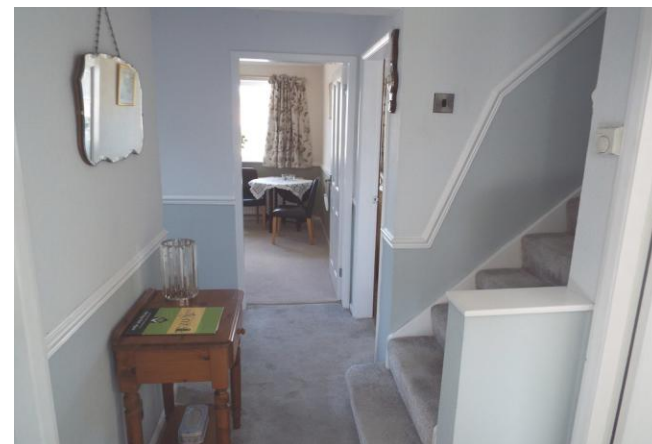
12' 5" x 9' 6" (3.78m x 2.9m)

With fitted base and wall mounted units with worktop surface areas, stainless steel round sink and mixer tap, integrated appliances including four ring electric hob, extractor/cooker hood, fridge freezer, dishwasher and plumbing for automatic washing machine, single central heating radiator, fitted cupboard having pull-out racking system, useful and good-size understairs storage cupboard, cornice to ceiling and downlighters, extractor, uPVC double glazed window which overlooks the rear and a half glazed uPVC double glazed door which leads to the rear garden.

BATHROOM

5' 4" x 6' 3" (1.63m x 1.91m)

With a panelled bath with mixer tap and shower attached, vanity wash hand basin with mixer tap, low level WC, tiled surrounds, uPVC double glazed window which overlooks the side, complimentary furniture, tiled flooring and fitted heated towel rail/radiator.



Full Description

FIRST FLOOR

LANDING

With dado rail, cornice to the ceiling and access to walk-in storage/eaves area.

BEDROOM 1

14' 4" x 9' 10" (4.37m x 3m)

Measured up to built-in wardrobes. With fully-fitted furniture including built-in wardrobes (housing boiler serving central heating and hot water) and having sliding mirrored doors to the front, further fitted wardrobes with overhead cupboards, feature bedside cabinets and display unit, double central heating radiator, cornice to the ceiling and uPVC double glazed window which overlooks the rear.

BEDROOM 2

11' 3" x 10' 7" (3.43m x 3.23m)

With fitted cupboard housing lagged tank, central heating radiator and uPVC double glazed window which overlooks the front.

CLOAKROOM/WC

With low level WC, vanity wash hand basin with mixer tap, uPVC double glazed window with obscured glass and cornice to the ceiling.

OUTSIDE

To the front of the property there is a well-tended lawned garden with flowerbeds and a side drive leads to good vehicular parking and onto a brick-built Detached Garage with up-and-over door, power

and lighting connected and personal side door. To the rear of the property there is a wonderful and good-size corner size plot with lawn, gravelled area, two separate patio features, flowerbeds, fencing on the perimeters and external tap.

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

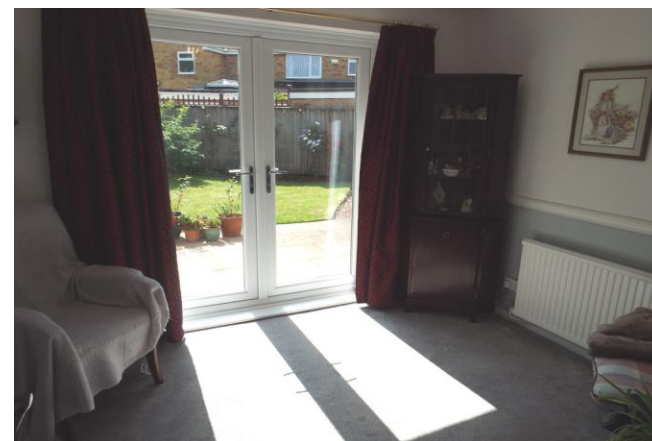
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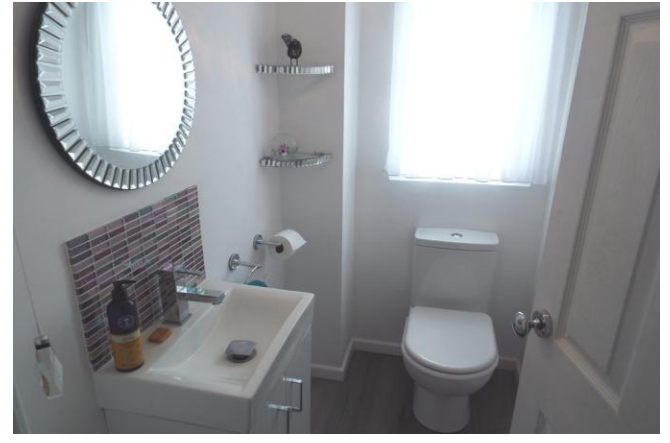
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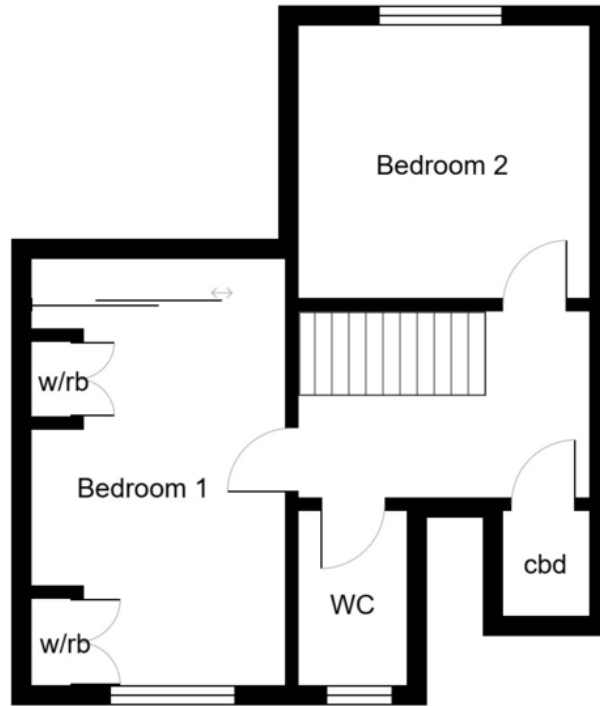
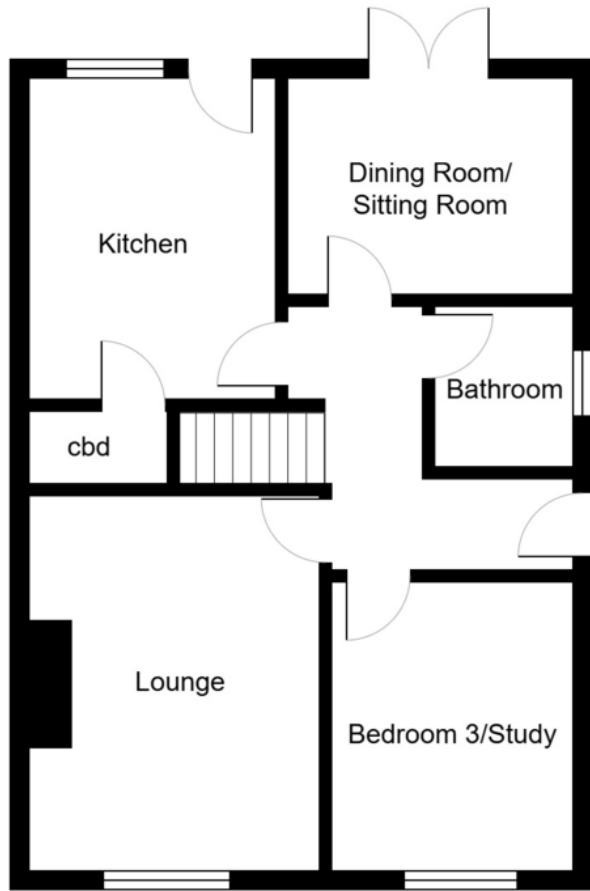
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Monday to Friday 9am to 5pm
Saturday 10am to 1pm.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only

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