



15 Watt Street

Hull

HU9 3BN

Offers Over £150,000

Offered with NO CHAIN INVOLVED. We are delighted to bring onto the market this 3 Bedroom bay windowed semi-detached house benefiting from gas central heating and uPVC double glazing. The property provides good size family accommodation and briefly comprises Open Porch, Entrance Hall, Lounge opening to Dining Area, Kitchen with fitted units including oven and hob, Lobby with Store Area (off), on the first floor there are 3 Bedrooms, Bathroom/WC and outside there is a gravelled area to the front and garden to the rear together with rear vehicular access. Freshly decorated and ready-to-move-into condition. Situated in this very popular area, viewing is recommended.



Property Features

- Traditional Style Semi-Detached House
- 3 Good Size Bedrooms
- Gas Central Heating/Double Glazing
- Freshly Decorated
- Great Family Accommodation
- Very Popular Location
- Viewing Recommended
- No Chain Involved

Full Description

LOCATION

The property is situated just off Southcoates Lane which is a very popular area close to local amenities including wide range of shops on Holderness Road, public transport, schools and convenient travelling distance for Hull City centre.

THE ACCOMMODATION COMPRISES

OPEN ARCH

ENTRANCE HALL

With uPVC double glazed door having side and overhead windows, staircase leading to the first floor with spindle balustrade, under-stairs storage cupboard, double central heating radiator and dado rail.

LOUNGE

13' 1" x 10' 2" (3.99m x 3.1m)

Measured into recess. With fire surround, marble inset and hearth and fitted fire, single central heating radiator, cornice to the ceiling, TV point, uPVC double glazed bay window which overlooks the front and opening to :-

DINING AREA

16' 1" x 11' 3" (4.9m x 3.43m)

With uPVC double glazed french doors leading to the rear garden, double central heating radiator, cornice to the ceiling and TV point.

FITTED KITCHEN

10' 8" x 7' 10" (3.25m x 2.39m)

With fitted base and wall-mounted units, worktop surface areas, stainless steel single sink with mixer tap, fitted 4 ring electric hob and extractor/cooker hood, built-in oven in housing unit, tiled flooring, double central heating radiator, plumbing for automatic washing machine, uPVC double glazed window which overlooks the side and part tiled walls.

LOBBY

With half obscured uPVC double glazed door which leads to the rear garden, tiled flooring and part tiled walls.

USEFUL STORE (OFF)

With tiled flooring and uPVC double glazed obscured window which overlooks the rear.

FIRST FLOOR

LANDING

With access to the roof void area, uPVC obscured double glazed window which overlooks the side and spindle balustrade.

BEDROOM 1

13' 8" x 10' 7" (4.17m x 3.23m)

Measured into bay and recess. With uPVC double glazed bay window



Full Description

which overlooks the front, double central heating radiator, TV point and picture railing.

BEDROOM 2

10' 4" x 11' 3" (3.15m x 3.43m)

With uPVC double glazed window which overlooks the rear, single central heating radiator, built-in cupboard and picture railing.

BEDROOM 3

7' 10" x 11' 3" (2.39m x 3.43m)

Measured at widest points, With uPVC double glazed window which overlooks the rear, single central heating radiator, cupboard housing boiler serving central heating and hot water and rose to ceiling.

BATHROOM

5' 5" x 7' 2" (1.65m x 2.18m)

With fully tiled walls, panelled bath having mixer tap and separate shower over, wash hand basin with mixer tap, low level WC, uPVC obscured double glazed window which overlooks the front, cornice to the ceiling, single central heating radiator and tiled flooring.

OUTSIDE

To the front of the property there is a mainly gravelled garden area with brick walling and wrought iron fencing and to the rear there is a block paved patio leading onto the garden with central path, fencing on perimeters, storage shed, side gate which leads to the side having shared access with adjoining property, gazebo and external tap fitted.

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

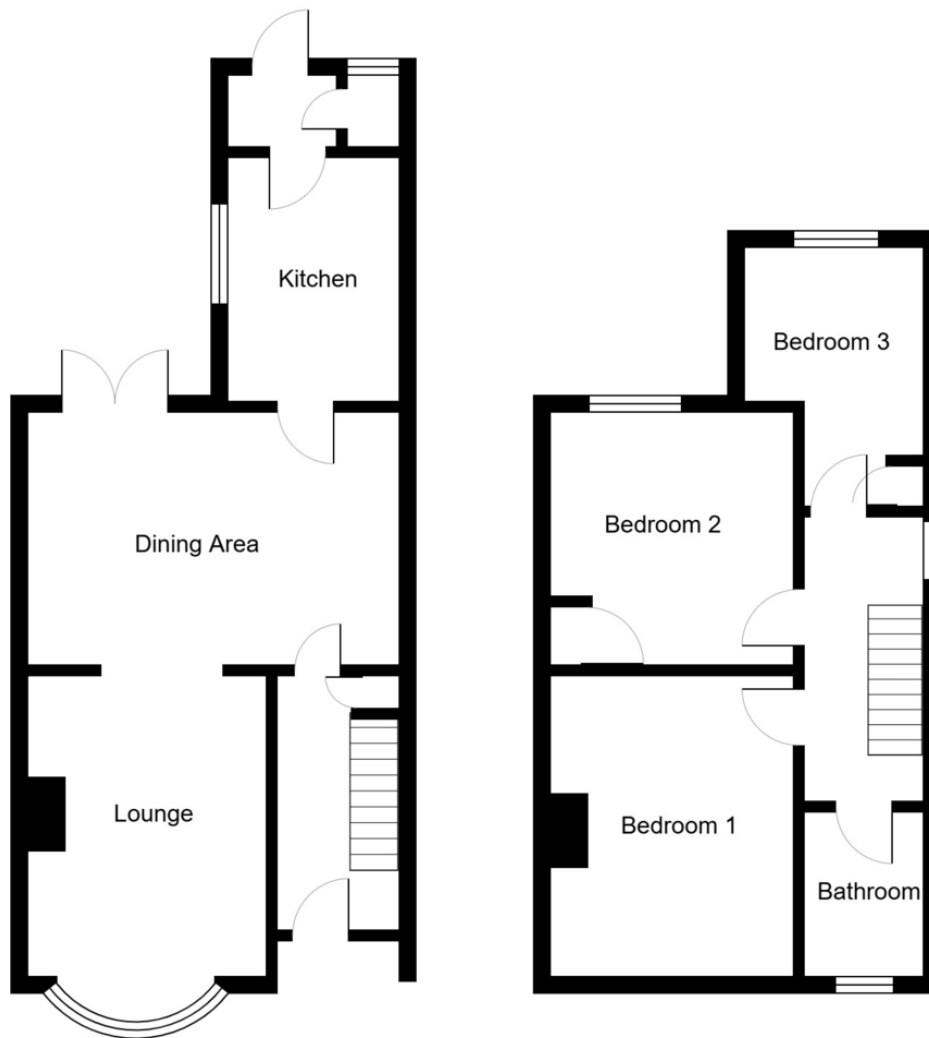
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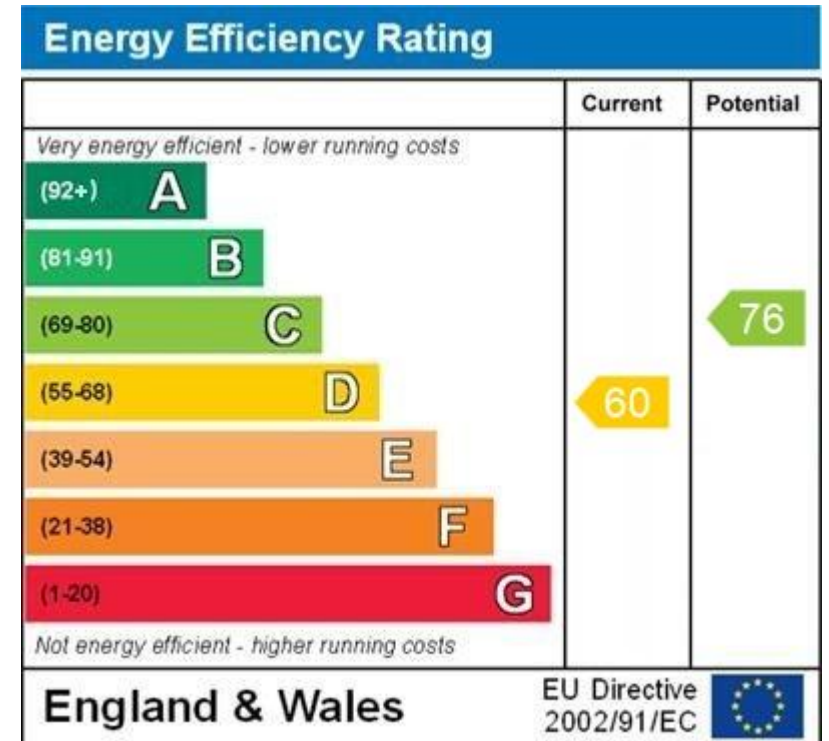
Monday to Friday 9am to 5pm

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All measurements are approximate and for display purposes only



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