



## Hull Road, York Asking Price £525,000

\*\*\*\* NO ONWARD CHAIN \*\*\*\*

An Architecturally designed detached house, set within this most convenient of locations, featuring a master bedroom suite, spacious breakfast kitchen, and boasting a range of garages and outbuildings.



## Accommodation

This creatively designed four bedroomed detached house offers modern and well-presented family living accommodation set across two floors. The property is being offered for sale with no onward chain and is certain to be of interest to both young and mature families alike.

The house is entered at the front into an entrance hall having a uPVC framed double glazed front door and staircase leading to the first floor accommodation with spindle balustrade, handrail and built-in under stairs storage cupboard. Located off the hall is a study with radiator.

The principal reception room is a spacious through lounge having an open fireplace set on a crushed stone hearth with matching surround. There is a bay window to the front elevation with Upvc framed double glazed casement in addition to two radiators and television aerial point.

The property features a separate dining room which has a further bay window to the rear elevation and French doors which lead out onto the rear garden beyond. The dining room also has twin radiators.

One of the feature rooms of the property is the breakfast kitchen which has a range of built-in base units with laminated work tops and inset stainless steel sink unit. There is an additional range of high-level storage cupboards with ceramic tiled splashbacks. The kitchen also includes a built-in electric oven with separate four-point induction hob unit and extractor canopy. This is in addition to a radiator and ceiling downlighters.

Located off the kitchen is a utility room having a fitted work top with stainless steel sink unit and matching high and low level storage cupboards. The utility room provides plumbing for a washing machine, features tiled flooring, a radiator and Upvc framed double glazed rear entrance door.

Crucially there is a downstairs cloakroom which has a low flush WC and bracketed wash hand basin with tiled splashbacks.

The property's landing has a built-in over stairs airing cupboard with hot water cylinder and electric immersion heater.

The master bedroom has a triple fronted wardrobe with radiator and television aerial point. The ensuite has a low flush WC, pedestal wash hand basin and walk-in shower cubicle with three quarter tiled splashbacks. There is an extractor fan and radiator.

The property enjoys three further good sized bedrooms, bedroom two having a double fronted built-in wardrobe and built-in linen cupboard. Bedroom three also features a double fronted wardrobe, as does bedroom four. All three bedrooms benefit from radiators.

The internal accommodation is completed by the house bathroom which has a low flush WC, pedestal wash hand basin, bidet and inset bath with half height tiled splashbacks. There is an extractor fan and radiator.

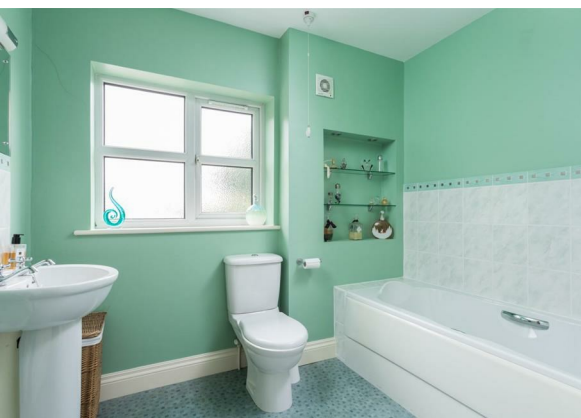
## To the Outside

The property is accessed directly off Hull Road through a pillared entrance onto a block paved front and side driveway which provides off-street parking for numerous vehicles. In addition there is a gravel front hardstanding providing a turning bay and additional parking. There is a raised herbaceous front border with the front garden being enclosed by walled boundaries.

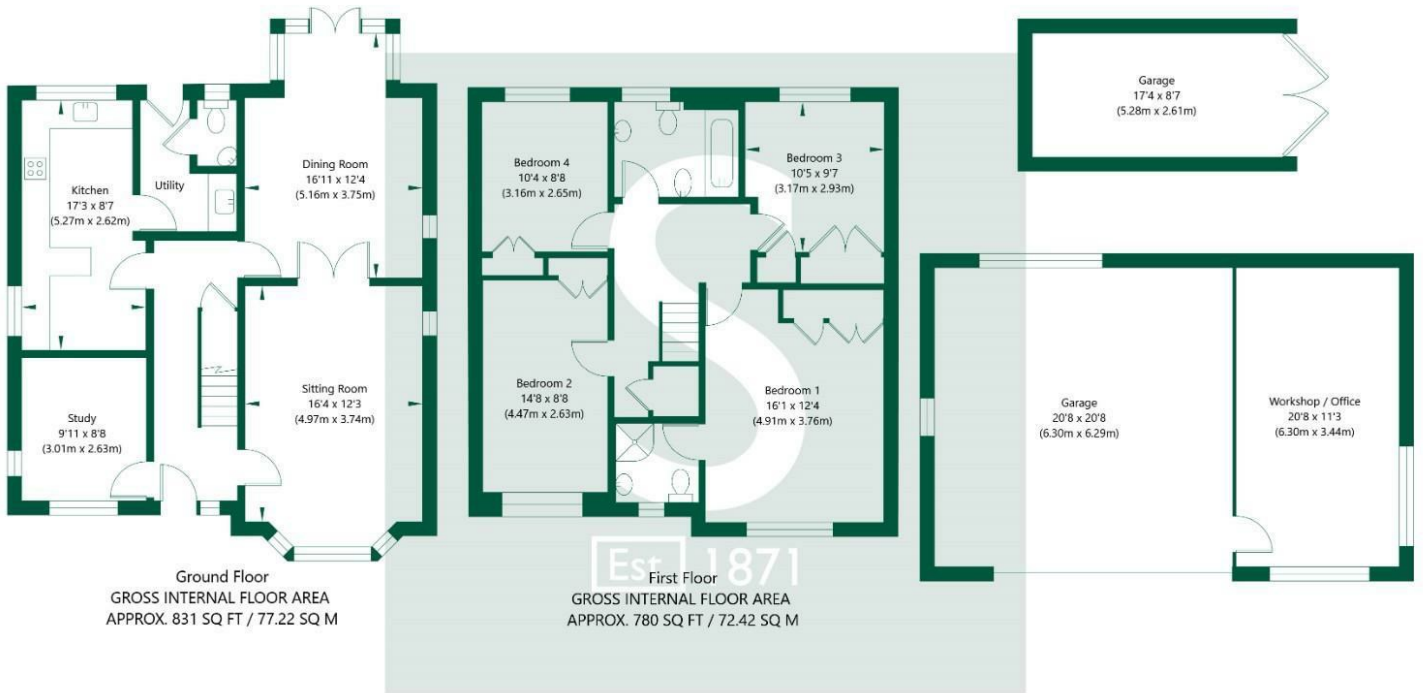
There is a secondary gated access through into the rear garden which includes a further gravel hardstanding providing additional parking and turning bay.

Directly to the rear of the property is a raised flag patio and the rear garden is enclosed by fence and walled boundaries. At the rear of the property is detached garage block and workshop. The garage measures 20'5" x 20'3" (6.22m x 6.17m) and has an up and over door with three-phase electric, light and power. The garage in turn accesses through into a separate workshop which is also equipped with light and power.

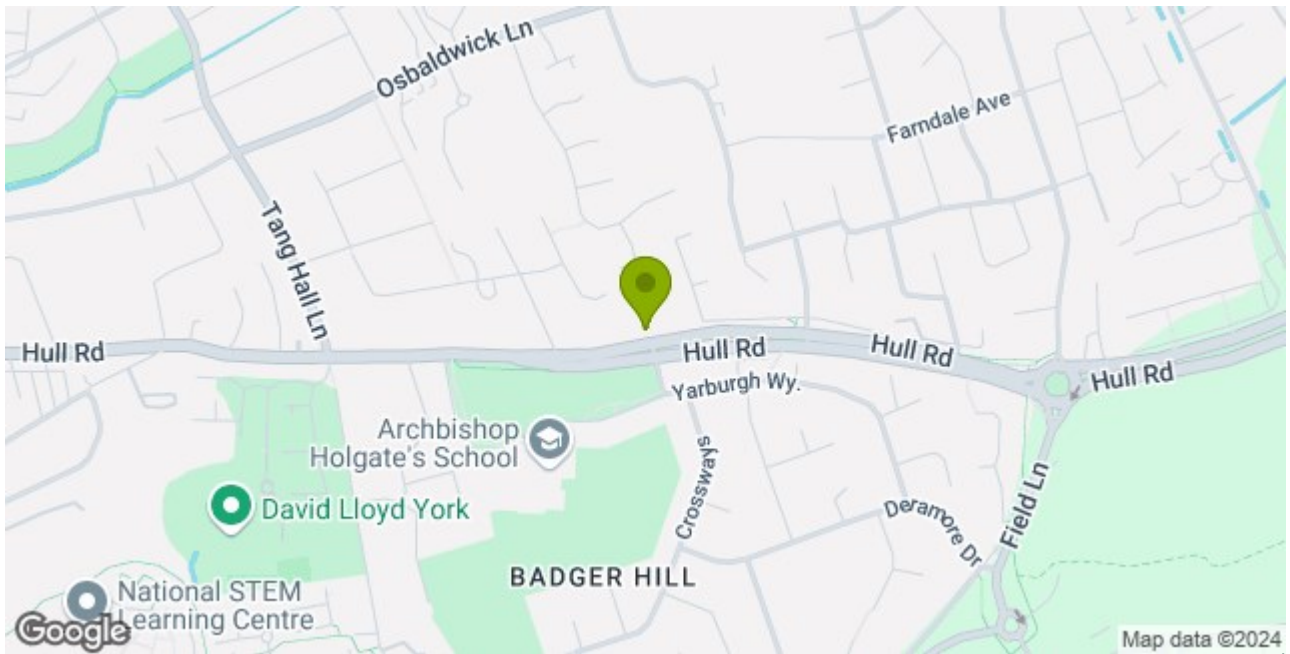
To the side of the workshop is a log store and a timber built summer house is included within the valuation. Finally there is a second detached garage 17'6" x 8'9" (5.33m x 2.67m) located to the side of the existing double garage. Again it is equipped with light and power and has timber entrance doors.



Hull Road, York, YO10 3LA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1611 SQ FT / 149.64 SQ M - (Excluding Outbuildings)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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