



2 Tarran Avenue, Hull HU6 7AL
£169,000

- No onward chain
- Very well-proportioned
- Downstairs cloakroom and first floor bathroom
- Off-street parking and detached garage
- Well-tended garden
- Modern breakfast kitchen
- Highly sought after area
- Convenient for schools and amenities
- Council tax band B
- EPC rating D

Offered to the market with no onward chain, a deceptively large and well laid out family house. Benefiting from generous room sizes and a modern breakfast kitchen overlooking the rear garden, the property also boasts a large living room, downstairs cloakroom, three good sized bedrooms to the first floor and a house bathroom. With off-street parking and a detached garage, the property also has well-tended gardens to the front and rear. With a cul-de-sac location on this extremely popular development, favoured by families, viewing is highly recommended.

LOCATION

The property is located on the small cul-de-sac forming Tarran Avenue which is accessed off Compass Road on this extremely popular development located on the north eastern side of Beverley Road, conveniently close to the Tesco superstore and Sirius Academy North. Lying on the northern fringes of Kingston upon Hull, the property is in a superb position to access the very broad array of amenities on offer at Kingswood with ease of access via the road network both to Hull City Centre, Beverley and the East Coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

Access is to the side of the property with a sliding glass panelled front door opening into a tiled entrance porch. A further uPVC glass panelled door opens into the entrance hall.

ENTRANCE HALL

9'3 x 9'2 (2.82m x 2.79m)

Open plan into the breakfast kitchen with stairs to the first floor accommodation.

LIVING ROOM

16'5 x 11'8 (5.00m x 3.56m)

Of a size that offers flexibility of layout and being dual aspect with windows to both front and side, the focal point of the room is a wood burning stove set on a granite hearth with attractive oak mantle above. Oak style laminate flooring.

BREAKFAST KITCHEN

9'9 x 11'6 (2.97m x 3.51m)

With a great feeling of space courtesy of the open plan into the entrance hall, the kitchen offers a good range of wall and base storage units with beech fronts, laminate worksurfaces and breakfast bar. Four ring electric hob with stainless steel splashback and canopy extractor over. Neff double oven, composite sink and drainer, integrated Neff dishwasher. Space for washing machine and fridge freezer, uPVC glass panelled door opening onto the rear garden with window over the sink.

DOWNSTAIRS CLOAKROOM

Low level WC and window into the entrance porch.

FIRST FLOOR LANDING

Access to the loft and large storage cupboard housing the modern Ideal Standard gas boiler.

BEDROOM 1

17'3 reducing to 12'8 x 11'8 (5.26m reducing to 3.86m x 3.56m)

A very well-proportioned bedroom with an extensive range of fitted furniture including dressing table, window to the front elevation.

BEDROOM 2

11'6 x 8'6 (3.51m x 2.59m)

A double bedroom, window to the rear elevation.

BEDROOM 3

10'3 x 5'5 (3.12m x 1.65m)

Window to the side elevation.

BATHROOM

7'11 x 5'5 (2.41m x 1.65m)

Three piece sanitary suite comprising panelled bath, pedestal wash basin and close coupled WC. Fully tiled walls, window to the side elevation.

OUTSIDE

The property is set back from the cul-de-sac with an open plan lawned garden to the front. A concrete drive leads down the side of the property through vehicular gates to the garage and provides ample parking for a number of cars.

The rear garden is well-proportioned for a property of this type and split into two areas by a fence which will appeal to dog-owners. The garden is largely lawned with a fenced perimeter and with a seating area to one side behind a shed which creates a good level of privacy and also is well placed for the afternoon and evening sun.

GARAGE

A detached single garage with roller shutter door, side courtesy door and window, supplied with light and power.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

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

VIEWING

Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

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