

3 Bedroom End Terraced House

Ancaster Avenue, Hull, HU5 4QT

Offers in Excess of

£200,000



- THREE DOUBLE BEDROOMS • DOUBLE STOREY EXTENSION • IMMACULATEDLY PRESENTED •
- DETACHED GARAGE • VACANT POSSESSION ON COMPLETION • NO CHAIN INVOLVED





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A great opportunity to acquire a super stylish property with a double storey extension. This highly impressive property has been the subject of a comprehensive and tasteful refurbishment, thus creating a superb, move into condition property, with bright and spacious living accommodation throughout.

The accommodation is arranged to two floors and briefly comprises of an entrance hall, which extends through to a pleasant through lounge with a dining area.

Double french doors lead through to a recently fitted kitchen with a range of units and integrated appliances, further complemented with coordinating fixtures and fittings.

Conveniently placed from the kitchen is a separate utility room/ground floor WC.

To the first floor, there are three aesthetically pleasing bedrooms and a modern family bathroom.

Outside to the rear is a full width patio/seating area and the garden is mainly laid to lawn with flower and shrub borders.

There is a detached, good sized garage with power, light and automated garage door.

There are two further off road parking spaces to the rear.

To the front of the property the garden is laid with fine stone gravelling, creating a further double, off road parking space or hard standing area.

Internal viewing is absolutely essential in order to appreciate the size and standard of the accommodation on offer!

This property is a real credit to the present owner-early internal viewing is a must!

One not to be missed!

Location

Ancaster Avenue is perfectly placed for all amenities much needed for day to day living.

There are local shops nearby, however, for a more extensive shopping experience, there are busy local traders and super markets along the neighbouring Chanterlands Avenue.

Ancaster Avenue is known for its popular catchment area for highly reputable schools, colleges and academies.

Cottingham Village and Hull City Centre are just a short commute from the property.

For those wishing to spend leisure time with family and friends, there are many well visited public houses, family restaurants and cafe bars nearby.

All in all a great place to live!

Property Description

Ground Floor

Front Entrance - Double glazed front entrance door, with side screen and overhead screen window, which leads through to the entrance hall.

Wrought iron detailed stair case off to the first floor. Under stairs meter cupboard and radiator.

Through lounge/dining area - 21' 10" x 15' 6" (6.68m x 4.74m) Extremes to extremes narrowing to 3.28m within the lounge.

Double glazed three quarter bay window with aspect over the front garden area.

Chimney breast with a focal point fire.

Further double glazed window with aspect over the side elevation.

Cupboard with storage shelving.

To the lounge is coving and radiators.

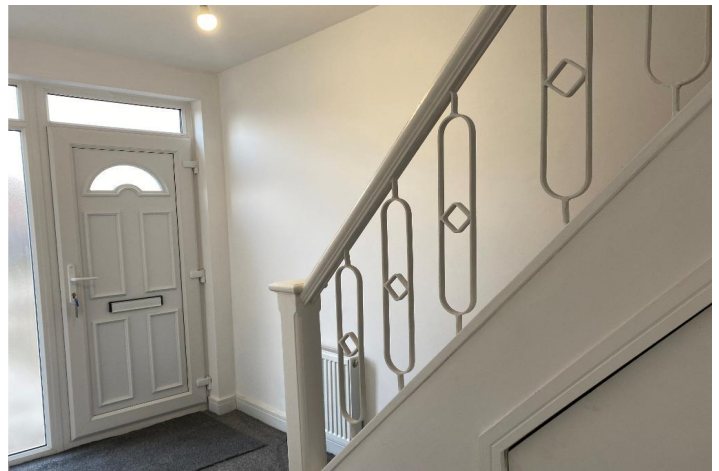
Glazed double french doors lead through to the dining kitchen.

Dining Kitchen - 21' 0" x 13' 2" (6.42m x 4.02m) Extremes to extremes.

Dual aspect with double glazed window looking out over the side elevation.

Double glazed french door with matching side screen and over head screen windows provide views and access to the raised decking patio and gardens beyond.

A range of matching base, drawer and wall mounted units, with brushed steel effect handle detail and coordinating laminate work surface, housing a one and a half single drainer sink unit with a swan neck mixer tap over.



A further work surface houses a hob, built in oven beneath and a glass and stainless steel funnel hood, extractor fan over.

Integrated dish washer and space for a good sized dining table.

Classic style upright radiator and a further radiator to the dining area.

Recessed downlighting.

Utility/Cloakroom - White two piece suite comprising of a wall mounted wash hand basin, with mosaic effect, tile splash back surround and a low flush WC.

Double glazed opaque window.

Plumbing for an automatic washing machine.

Recessed downlighting.

Double glazed rear entrance door.

First Floor

First floor landing - Ornate, wrought iron enclosure.

Double glazed window with aspect over the side elevation.

Recessed storage space with wall mounted gas central heating boiler.

Bedroom One - 13' 1" x 9' 9" (4m x 2.98m) Extremes to extremes.

Double glazed three quarter bay window with aspect over the front garden area.

Radiator.

Bedroom Two - 12' 7" x 10' 7" (3.85m x 3.25m) Extremes to extremes.

Dual aspect double glazed windows looking out over the rear garden area.

Radiator.

Bedroom Three - 10' 4" x 8' 10" (3.17m x 2.71m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Radiator.

Bathroom - White three piece comprising of a panel bath with a chrome effect, rain water shower head over.

Wipe clean surfaces.

Built in vanity wash hand basin with storage space beneath and built in low flush WC with mosaic effect tile splash back surround.

Chrome fittings to the sanitary ware.

Double glazed opaque window, recessed downlighting and wall mounted towel rail/radiator.



Exterior

Rear garden - Full width raised decking patio.

Garden is mainly laid to lawn with flower and shrub borders.

Evergreen hedge screen to the perimeters and boundary.

Path extends to the rear to a garage, which has power, light and automated up and over door.

Within the rear boundary is an off road parking space/hard standing area to the garage apron.

High level timber drive gates.

External water supply and lighting.

A high level gate extends to the side elevation and the front garden area.

Front garden - Laid with fine stone gravelling for ease of maintenance and further to create a double, off road parking space

Council tax band: B

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



Ground Floor

Approx. 58.2 sq. metres (626.0 sq. feet)



First Floor

Approx. 46.1 sq. metres (496.5 sq. feet)



Total area: approx. 104.3 sq. metres (1122.5 sq. feet)

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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