

## 3 Bedroom Terraced House

Tennyson Avenue, Hull, HU5 3TN

£169,950



- TRADITIONAL BAY FRONTED PROPERTY
- HIGHLY SOUGHT AFTER RESIDENTIAL AREA
- 3 BEDROOMS
- PLUS BOARDED LOFT SPACE
- OFF ROAD PARKING
- DOUBLE GLAZING
- GAS CENTRAL HEATING SYSTEM
- MUST BE VIEWED







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This is a perfect opportunity to acquire a lovely traditional bay fronted property with many of the original features which have been retained by the present owner whilst sympathetically upgrading to accommodate modern day to day living.

This internal accommodation is arranged to 2 floors and briefly comprises of an entrance hall which extends through to a lovely bay windowed lounge and further through to a spacious rear sitting room or dining room where full length doors provide lovely views and access to the rear patio and garden area.

The kitchen is a well planned domestic preparation area with an attractive range of units which are further complemented with integrated appliances and coordinating fixtures & fittings.

To the first floor there are 3 bedrooms and a family bathroom however, a great addition to the property is a very spacious boarded loft with a fixed staircase from the landing - a great versatile space for use as a computer study area, home office or hobbies space. Outside is a lovely garden with a patio/seating area inset. the garden is mainly laid to lawn with attractive and established well stocked borders and beds housing numerous plants, flowers and shrubs.

To the front of the property the garden has been laid with block paving to create an off road parking area or hard standing.

Additionally, this appealing property further benefits from double glazing and a gas central heating system.

Internal viewing is highly recommended!

## Location

Tennyson Avenue is a highly popular avenue which is within walking distance to the neighbouring Chanterlands Avenue.

Chanterlands Avenue has a great mix of local independent traders and high street supermarkets however, regular public transport connections create easy links to the city centre and surrounding areas. There are many other amenities which are practically on the doorstep which include a doctors surgery, a health centre and a public library.

For those with a growing family Tennyson Avenue is well known for it's catchment area for sought after reputable schools, colleges and academies. The University of Hull is just a short distance from the property along the neighbouring Cottingham Road. The area has a fairly cosmopolitan feel with many well visited cafe bars and restaurants nearby - great for socialising with family and friends.

All in all a great place to live!

## Property Description

### Ground Floor

**Entrance** - Glazed and leaded front entrance door leads through to the entrance hall with double glazed side screen windows .

**Entrance Hall** - Spindle staircase off to the first floor. Under stairs cloaks recess and meter cupboard. High level picture rail. Mid level dado rail. Radiator. Laminate flooring.

**Lounge** - 14' 0" x 10' 9" (4.29m x 3.29m) Extremes to extremes. Double glazed bay window with aspect over the front garden area. Tiled fireplace with matching tiled back and hearth with open grate for a solid fuel fire. Radiator.

**Rear Sitting Room/ Dining Room** - 16' 7" x 11' 6" (5.06m x 3.53m) Extremes to extremes. Double glazed patio doors providing views and access to the rear garden area. Fireplace with recess to the chimney breast housing a log burning stove fire. Coving. Radiator.





Laminate flooring.

**Kitchen - 12' 2" x 8' 0" (3.73m x 2.46m)** Extremes to extremes.

Double glazed window with aspect over the walled courtyard area.

Range of matching base, drawer and wall mounted units with brushed steel effect handle detail.

Coordinating roll edged laminate work surface housing a single drainer sink unit with a mixer tap over and a contrasting tiled splash back surround. A further work surface houses a hob, built-in double oven beneath and to the hob is a glazed splash back surround and contrasting tiling.

Wall mounted gas central heating boiler.

Plumbing for an automatic washing machine.

Space for an upright fridge/freezer.

Coving.

Double glazed rear entrance door.

## First Floor

**Landing** - Spindle rail enclosure.

Fixed staircase off to a boarded loft space.

High level picture rail.

**Bedroom One - 14' 5" x 9' 7" (4.41m x 2.93m)** Extremes to extremes.

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

Built-in wardrobes with shelves and hanging space and matching overhead storage unit.

Radiator.

Solid panel wood flooring.

**Bedroom Two - 11' 7" x 8' 10" (3.55m x 2.71m)** Extremes to extremes plus recess.

Double glazed window with aspect over the rear garden area.

Fitted wardrobe with matching overhead storage unit and built-in drawer unit.

Coving.

Radiator.

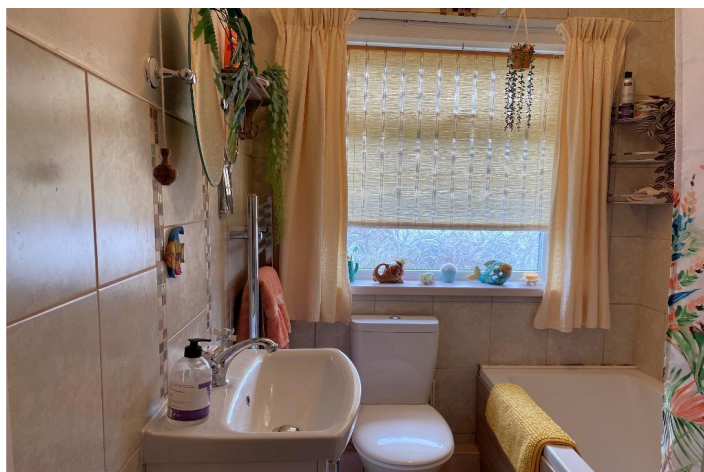
**Bedroom Three - 8' 6" x 6' 2" (2.6m x 1.9m)** Extremes to extremes.

Double glazed safety window with aspect over the rear garden area.

Coving.

Radiator.

**Family Bathroom** - White 3 piece suite comprising of a panel bath, built-in vanity wash hand basin with storage



space beneath and low flush W.C. Shower with rain water showerhead over the bath all with a contrasting tiled surround with mosaic effect tiled detail inset.

Chrome effect upright towel rail/radiator.

Wall light point above the vanity wash hand basin.

Chrome fittings to the sanitary ware.

Double glazed opaque window.

## Second Floor

**Boarded Loft Space - 15' 1" x 10' 5" (4.62m x 3.19m)** Fitted skylight window.

Storage space to the eaves.

Radiator.

Recessed down lighting.

## Exterior

**Rear Garden** - Outside to the rear is a paved patio/seating area set beneath a timber pergola.

The garden is also laid to lawn with well stocked flower and shrub borders housing numerous established plants, flowers and shrubs.

There is the potential to the rear as there is a garage base for off-street parking however, there is already a gardeners shed erected in that space.

The walled courtyard area has been laid with artificial grass for ease of maintenance.

The whole garden is enclosed with a high level timber perimeter and boundary fence with an access gate to the rear.

External water supply.

External lighting.

**Front Garden** - The front garden area has been laid with block paving for ease of maintenance and further to create an off road parking space or hard standing area.

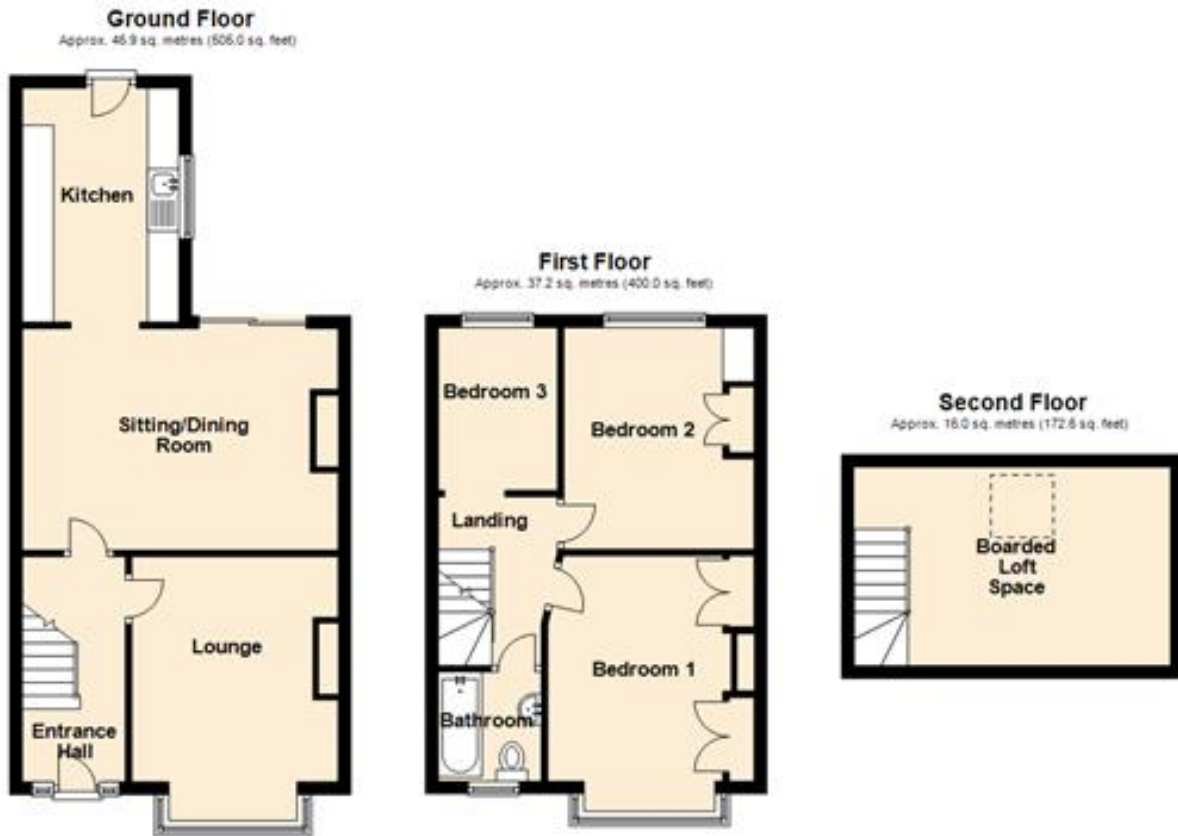
The garden is all enclosed with a medium height wrought iron railed enclosure and drive gates.

## 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.







Total area: approx. 100.1 sq. metres (1077.6 sq. feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		



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