

## 3 Bedroom Terraced House

Blenheim St, Hull, HU5 3PS

£117,950



- ATTENTION INVESTORS/FIRST TIME BUYERS !
- POPULAR DUKERIES AREA
- THREE BEDROOMS
- RECENTLY UPDATED
- GREAT SIZED REAR GARDEN
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- VACANT POSSESSION
- NO CHAIN INVOLVED





### 3 Bedroom Terraced House

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If you are looking for a Dukeries property with three bedrooms and a spacious rear garden, then this property will be perfect for you.

The internal accommodation is arranged to two floors and briefly comprises of a bay windowed lounge and fitted breakfast kitchen.

To the first floor, there are three good sized bedrooms and a bathroom, with a three piece suite and shower.

Outside to the rear is a great sized rear garden and a double brick store.

Additionally, the property benefits from a gas central heating system and double glazing.

## Location

The property is close to all amenities, busy shopping centres, public transport links and reputable schools, colleges and academies.

The Hull University is also just a short commute from the property, along the neighbouring Cottingham Road. The Dukeries is a highly popular, residential area, well known for its wealth of amenities, which are practically on the door step.

The Avenues is just around the corner, with its many historic landmarks to include Pearson Park, with Botanical Garden, bandstand and play park.

The area has a unique, cosmopolitan theme, with the many visited, multi cultural cafe bars and restaurants, along both Princes Avenue extending through to Newland Avenue, in other words, a great place to live!

## Property Description

### Ground Floor

**Front Entrance** - Double glazed front entrance door leads through to the entrance vestibule, with staircase off to the first floor.

Radiator.

**Lounge** - 14' 6" x 12' 3" (4.42m x 3.75m) Extremes to extremes.

Double glazed bay window with aspect over the front fore court area.

Modern fireplace with high gloss back and tiled hearth. Radiator

**Dining Kitchen** - 15' 7" x 10' 0" (4.77m x 3.05m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

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

Coordinating laminate work surface housing a single drainer sink unit, with a tiled splash back surround.

A further work surface houses a hob, built in oven beneath and extractor fan over with tiled splash back surround.

Plumbing for automatic washing machine., Space for upright fridge freezer and space for a breakfast table.

Radiator and under stairs storage cupboard.

Double glazed rear entrance door.

### First Floor

**Landing** - Loft hatch through to the roof void.



**Bedroom One - 12' 6" x 11' 3" (3.83m x 3.44m)** Extremes to extremes.

Double glazed window with aspect over the front fore court area.

Radiator.

**Bedroom Two - 10' 0" x 9' 8" (3.05m x 2.95m)** Extremes to extremes - plus door access.

Double glazed window with aspect over the rear garden area.

Cupboard housing the gas central heating boiler.

Radiator.



**Bedroom Three - 7' 2" x 5' 11" (2.19m x 1.81m)** Extremes to extremes - plus door access.

Double glazed window with aspect over the front fore court area.

Storage recess with hanging rail and radiator.

**Bathroom** - White three piece suite comprising of a panel bath with chrome effect shower attachment over and tiled splash back surround, pedestal wash hand basin and low flush WC.

Double glazed opaque window.

Radiator.



## Exterior

**Garden Area** - Garden has been laid with a patio/seating area and is all enclosed with a high level, timber, perimeter and boundary fence.

External water supply and external lighting.

Double brick store.

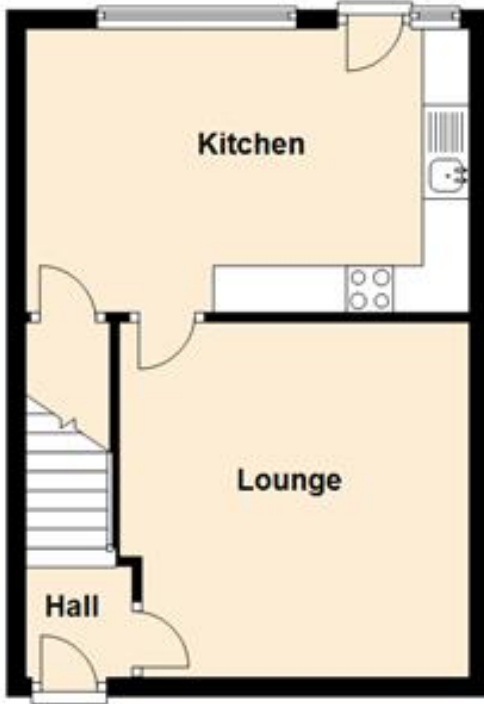
**Council tax band: A**

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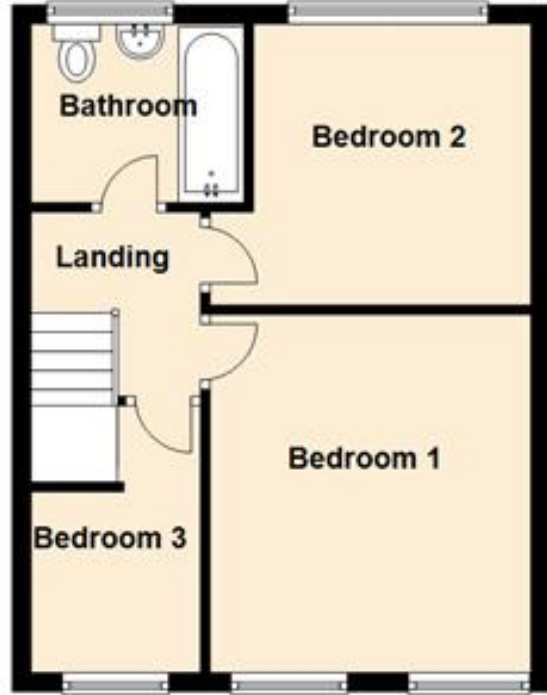
### Ground Floor

Approx. 32.9 sq. metres (353.8 sq. feet)



### First Floor

Approx. 37.0 sq. metres (398.5 sq. feet)



Total area: approx. 69.9 sq. metres (752.3 sq. feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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