

## 4 Bedroom Terraced House

Sunny Bank, Hull, HU3 1LE

£289,950



- UNIQUE VIEWS OVER HYMERS GROUNDS
- HIGHLY IMPRESSIVE TRADITIONAL PROPERTY
- ORIGINAL FEATURES
- 4 BEDROOMS
- ATTRACTIVE GARDEN
- HIGHLY POPULAR RESIDENTIAL AREA
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING





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Unique views over Hymers grounds!

This is a perfect opportunity to acquire a highly impressive traditional property, which has been the subject of tasteful and stylish refurbishment throughout. The deceptively generously proportioned living accommodation is arranged to two floors, the present owners have managed to successfully blend the original features with additional fixtures and fittings much needed for practical day to day living. The internal accommodation briefly comprises of an Entrance hall which extends through to a bright and spacious bay windowed Lounge and further through to a Rear Sitting room or formal Dining Room. Also extending through from the Hall is an impressive Dining Kitchen with a range of units which are further complemented with integrated appliances and coordinating fixtures and fittings. There is space for a good sized dining table, the room has been carefully planned as a domestic preparation area with space for informal dining and entertaining with family and friends. A useful addition to the property is a separate Utility/Laundry Room with a ground floor W/C. To the first floor there are four aesthetically pleasing Bedrooms, an impressive Bathroom with a four piece suite and contrasting tile surround. Outside to the rear is an attractive garden which is mainly laid to lawn with flower and shrub borders and beds with a patio/seating area is inset and a gardener shed is conveniently accessed within the rear boundary.

As one would expect from a property of this calibre there is a gas central heating system and double glazing.

Internal viewing is not only highly recommended but is essential in order to appreciate the size and standard of the accommodation on offer.

## Location

The property is ideally located in a highly popular residential area with a wealth of amenities nearby, there are busy local shopping centres close by however Hull city centre is just a short commute from the property for a more extensive shopping experience. The Paragon Road and Rail Interchange is conveniently accessed for commuting in and out of the city. Schools, Colleges, Academies and the University of Hull are also conveniently accessed either via public transport links, walking distance or a short commute by car. For those wishing to spend leisure time with family and friends there are many well visited café bars and multi cultural restaurants along the neighbouring Princes Avenue. The historic Pearson Park may be found a little further along Prince Avenue and within the Avenues conservation area.

## Property Description

### Ground Floor

**Entrance** - There is an open arched entrance porch with partially tiled floor and partially tiled walls leading to a double glazed front entrance door with matching overhead and side screen windows.

This leads through to the reception hall:

**Reception Hall** - Spindle staircase off to the first floor. Under stairs cloaks recess and meter cupboard.

Further built in meter cupboard

Arched corbels.

Cornice.

Upright radiator.

**Bay Windowed Lounge** - 15' 9" x 14' 11" (4.81m x 4.57m)

Extremes to extremes.

Deep double glazed bay window with aspect over the front garden area.

A fireplace with an ornate canopied open grate for a solid fuel fire with a tiled insert and hearth.

Upright radiator.

**Rear Sitting Room** - 13' 6" x 12' 11" (4.14m x 3.96m)

Extremes to extremes.

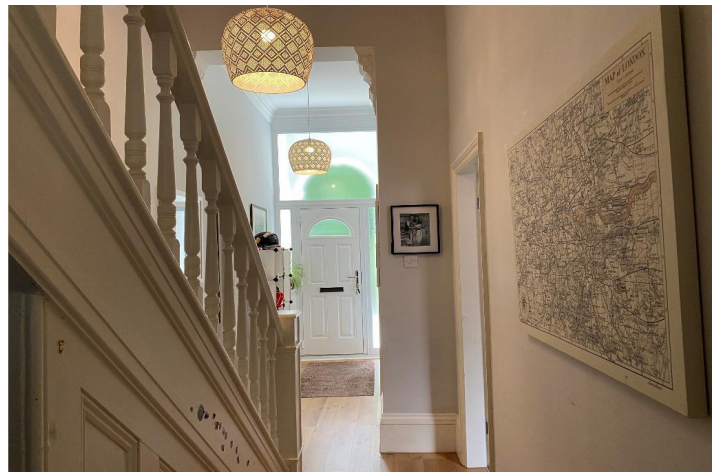
Double glazed window with aspect over the rear garden area.

There is an ornate fireplace with an ornate canopied open grate for solid fuel fire, tiled insert and hearth.

Cornice.

Upright radiator.

**Dining Kitchen** - 21' 11" x 11' 9" (6.7m x 3.59m) Extremes



to extremes.

Double glazed windows with aspect over the rear courtyard garden.

Range of high gloss base, drawer and wall mounted units.

Integrated fridge/freezer.

Integrated dishwasher.

Coordinating fine granite effect roll edge laminate work surface housing a stainless steel hob, built in oven beneath and stainless steel funnel hood extractor fan over with a glazed splash back surround.

There is a further work surface housing a one-and-a-half bowl single drainer sink unit with a flexi tap over and a matching splash back surround.

Space for upright fridge/freezer.

Upright radiator.

Coordinating high gloss ceramic flooring.

**Rear Entrance Lobby** - Double glazed rear entrance door providing views and access to the rear garden. Built in deep storage cupboard.

**Utility/Cloak Room** - 8' 8" x 8' 3" (2.65m x 2.52m)

Extremes to extremes.

Double glazed opaque window.

A double high gloss base unit with a coordinating roll edge laminate work surface housing a single drainer sink unit with a swan neck mixer tap over and matching splash back surround.

Plumbing for automatic washing machine.

Space for tumble dryer.

Upright radiator/towel rail.

There is also a pedestal wash hand basin and low flush W.C.

Chrome effect fittings to the sanitary ware.

Cupboard housing the gas central heating boiler.

## First Floor

**Landing** - Split level landing with a spindle rail enclosure.

High level glazed and stained glass skylight window.

**Bedroom One & En-suite** - 15' 9" x 13' 3" (4.81m x 4.05m)

Extremes to extremes.

Double glazed bay window with aspect over the front garden area and enjoying lovely vistas over Hymers College grounds.

Built in shelving to the recesses.

Cornice.

Upright radiator.

En-suite:



3-piece suite comprising of a raised walk-in shower enclosure with a rain water shower head with contrasting tiled surround, pedestal wash hand basin and low flush W.C.

Chrome fittings to the sanitary ware.

Double glazed opaque window.

Upright towel rail/radiator.

Extractor fan.

Coordinating ceramic tiled flooring.

**Bedroom Two - 12' 11" x 11' 11" (3.96m x 3.65m)** Extremes to extremes plus recess.

Double glazed window with aspect over the rear garden area.

Built in storage cupboard.

Built in shelving to the recess.

Upright radiator

**Bedroom Three - 11' 11" x 10' 9" (3.65m x 3.29m)** Extremes to extremes.(irregular shape)

Double glazed window with aspect over the rear garden area and further double glazed window with aspect over the side elevation.

Upright radiator.

**Bedroom Four - 9' 4" x 8' 8" (2.86m x 2.65m)** Extremes to Extremes.

Double glazed window with aspect over the side elevation.

Upright radiator.

**Family Bathroom** - 4-piece suite comprising of a free standing bath, corner walk-in shower enclosure with a rain water shower head and tiled splash back surround, pedestal wash hand basin and low flush W.C.

Chrome fittings to the sanitary ware.

Extractor fan.

Upright towel rail/radiator.

High gloss ceramic tiled flooring.

## Exterior

**Rear Garden** - Outside to the rear is a walled courtyard area with well stocked flower and shrub borders. The garden has also been laid to lawn with a raised border which has been laid with fine stone gravelling for ease of maintenance.

There is a raised decking patio which is inset within the rear boundary and also a gardeners shed.

The garden is enclosed with a high level brick perimeter wall, a high level perimeter fence and to the rear is a high level boundary fence with a high level access gate.

Within the garden is an external water supply and a small built in brick store.

Council tax band: C

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         | 82   B    |
| 69-80                    | C             |         |           |
| 55-68                    | D             | 66   D  |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |

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