



## Airmyn Ave, Hull, HU3 6UD

A truly fine example of a property which is presented to the highest standard throughout. This lovely move into condition property is a credit to the present owner, as attention to detail has been paid to both the internal and external condition of the property.

The property is arranged to 2 floors with a tasteful super stylish finish creating an appealing, bright and spacious living accommodation to both levels.

The internal accommodation briefly comprises of an entrance vestibule, pleasant lounge, separate dining room which is open plan to the modern fitted kitchen and GF WC.

To the first floor, there are 2 bright and spacious bedrooms and a shower room with a contemporary finish.

Outside to the rear the lovely rear garden serves to enhance the overall presentation throughout. The garden is designed with low maintenance in mind. However, the garden further presents with a patio/seating area. The garage is placed within the rear boundary with a service door from the rear garden. The garage also has automated remote control entry and exit system.

A very special property, one not to be missed!  
Internal viewing is highly recommended.

## Key Features

PRESENTED TO A HIGH STANDARD

MOVE INTO CONDITION

STYLISH FINISH THROUGHOUT

LOUNGE & SEPARATE DINING ROOM

2 BEDROOMS

DOUBLE GLAZING

GAS CENTRAL HEATING SYSTEM

MUST BE VIEWED

## Location

The area is highly popular and well served with a wealth of local amenities much needed for day-to-day living. There are busy local shopping centres and retail parks close by. Regular public transport connections provide easy access to the city centre and surrounding areas. There are many other amenities to include a health centre, post office and library. The Hull Royal Infirmary is also just a short distance away. For those wishing to spend quality time with friends and family, there are many restaurants and public houses to choose from.

## Property Description

### Ground Floor

**Entrance** - Double glazed front entrance door leads through to the entrance vestibule..

**Entrance Vestibule** - Staircase off to the first floor.  
Wall light point.  
Laminate flooring.

**Lounge** - 15' 2" x 12' 0" (4.63m x 3.67m) Extremes to extremes.  
Double glazed 3/4 bay window with aspect over the front garden area.  
Fireplace with ornate canopied open grate for coal effect living flame gas fire and tiled insert and high gloss hearth.  
Radiator.  
Oak grained effect laminate flooring.

**Dining Room** - 15' 2" x 8' 11" (4.63m x 2.73m) Extremes to extremes.  
Double glazed window with aspect over the rear garden area.  
Under stairs storage/meter cupboard.  
Coving.  
Radiator.  
Oak grained effect laminate flooring.

Open arch leads through to the kitchen...

**Kitchen** - 9' 4" x 5' 8" (2.87m x 1.73m) Extremes to extremes.  
Dual aspect double glazed windows looking out over the rear garden area.  
Range of base, drawer and wall mounted units with brushed steel effect handle detail.  
A roll edged laminate work surface houses a single drainer sink unit with a swan neck mixer tap over and a matching splash back surround.  
Space for a cooker.  
Space for larder fridge.  
Plumbing for automatic washing machine.





Coving.  
Radiator.  
Double glazed rear entrance door.

**GF WC** - White 2-piece suite comprising of a pedestal wash hand based with mosaic effect tiled splash back surround and low flush W.C.

Wall mounted gas central heating boiler.

Double glazed opaque window.

Radiator.

Tiled effect laminate flooring.

## First Floor

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

**Bedroom One** - 12' 10" x 12' 6" (3.92m x 3.82m) Extremes to extremes plus recess.

Double glazed 3/4 bay window with aspect over the front garden area and a further double glazed window adjacent.

Radiator.

**Bedroom Two** - 11' 7" x 8' 10" (3.55m x 2.7m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Built in storage cupboard.

Radiator.

**Bathroom** - White 3-piece suite comprising of a panel bath, pedestal wash hand basin and low flush W.C.

Electric shower over the bath with a fixed shower screen and contrasting tiled surround.

Double glazed opaque window.

Coving.

Radiator.

Tiled effect coordinating laminate flooring.

## Exterior

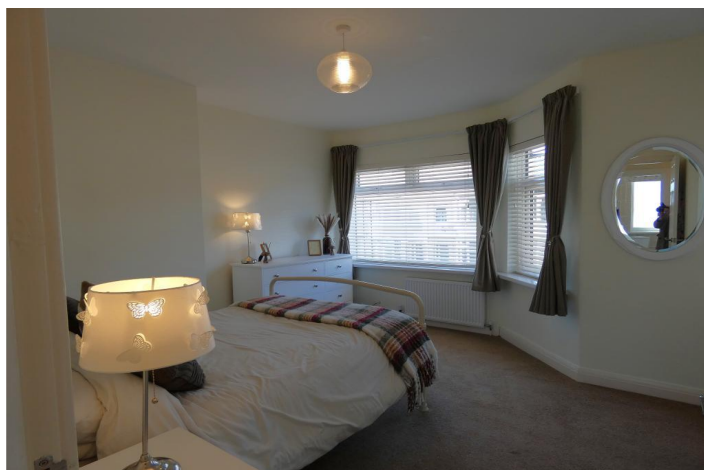
**Rear Garden** - Outside to the rear, the garden has been laid with flagstone pavers for ease of maintenance and further to create a spacious leisure area patio/seating area. The garden is enclosed with a high level timber perimeter fence.

The patio extends to the rear, where there is a high level timber access gate.

The garage is inset to the rear boundary and has a roller shutter door and a service door from the garden.

**Front Garden** - Front garden has been laid with block paving for ease of maintenance and enclosed with a mid level timber boundary fence and matching access gate.

**Council tax band: A**



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>86 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	<b>67 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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