



## Welbeck St, HULL, HU5 3SA

A lovely Dukeries property which is available to move into and conveniently placed for all amenities!

The internal accommodation is arranged to 2 floors and briefly comprises of an entrance hall, spacious dual aspect through lounge with a dining area, modern fitted kitchen with coordinating and fixtures and fittings and integrated appliances. The bathroom has a modern white 3-piece suite with a shower over the bath and soft contrasting tiled surround.

To the first floor there are 2 aesthetically pleasing good sized bedrooms. Outside to the rear is a walled courtyard garden with a patio/seating area inset.

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

The property is offered with immediate availability subject to satisfactory references.

## Key Features

PRESENTED TO A HIGH STANDARD

DUKERIES AREA

MOVE INTO CONDITION

SPACIOUS DUAL ASPECT  
LOUNGE/DINING ROOM

2 BEDROOMS

GAS CENTRAL HEATING SYSTEM

DOUBLE GLAZING

IMMEDIATE AVAILABILITY

## Location

The property is presented to a very high standard throughout with busy shopping centres close by and Hull city centre just minutes away.

The property is close to the Avenues conservation area with many multicultural, vibrant café bars and restaurants along the neighbouring Princes Avenue.

Regular public transport connections provide easy access to the city centre and surrounding areas.

There is a health centre, doctors surgery, post office and library nearby.

The Paragon road and rail Interchange is also just minutes away from the property creating easy access in and out of the city.

## Property Description

### Ground Floor

**Entrance** - Open arched entrance porch which leads to a double glazed front entrance door which further leads through to the entrance hall..

**Entrance Hall** - Staircase off to the first floor.

Mid-level dado rail.

Cornice.

Oak grained effect laminate flooring.

**Bay Windowed Through Lounge** - 25' 5" x 11' 3" (7.76m x 3.44m) Extremes to extremes.

Dual aspect with a an open arched divide.

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

Ornate fireplace with matching back and hearth, housing an electric fire.

A further double glazed window with aspect over the rear garden area.

Concealed gas central heating boiler.

Under stairs cloaks recess and meter cupboard.

Radiators.

**Kitchen** - 10' 8" x 6' 10" (3.26m x 2.11m) Extremes to extremes.

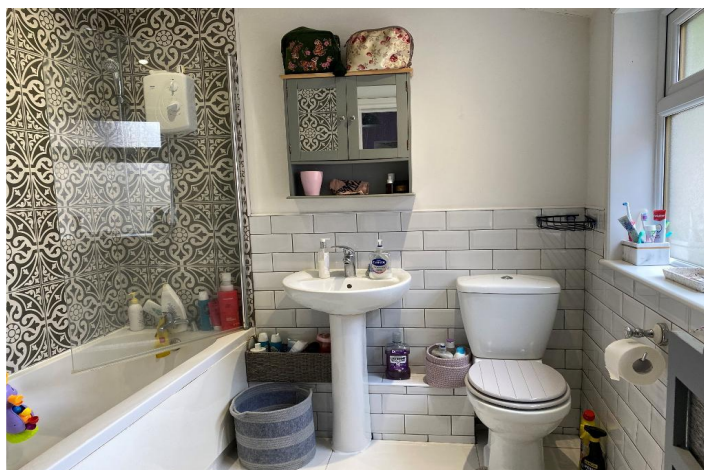
Double glazed window with aspect over the rear courtyard area.

Range of base, drawer and wall mounted units with a coordinating roll edged laminate worksurface housing a hob, built in oven beneath and stainless steel funnel hood extractor fan over all with a contrasting tiled splash back surround.

A further work surface houses a 1&1/2 bowl single drainer sink unit with a mixer tap over with a matching splash back surround.

Plumbing for an automatic washing machine.

Integrated fridge/freezer.





Radiator.  
Double glazed rear entrance door.

**Bathroom** - White 3 piece suite comprising of a panel bath with an electric shower over, fixed shower screen and a contrasting tiled splash back surround, pedestal wash hand basin and low flush W.C. also with a tiled splash back surround.  
Double glazed opaque window.  
Chrome fittings to the sanitary ware.  
Recessed downlighting.  
Extractor fan.  
Coordinating ceramic tiled flooring.

**First Floor**

**Landing** - Spindle rail enclosure.  
Double glazed window looking out over the rear garden area.  
Loft hatch through to the roof void.

**Bedroom One** - 15' 4" x 11' 0" (4.7m x 3.37m) Extremes plus recess to extremes.  
Double glazed window with aspect over the front forecourt area.  
Built in storage cupboard.  
Radiators.

**Bedroom Two** - 12' 0" x 11' 2" (3.67m x 3.41m) Extremes to extremes.  
Double glazed window with aspect over the rear garden area.  
Chimney breast with open display area.  
Radiator.

**Exterior**

**Rear Garden** - Outside to the rear the garden has been laid for ease of maintenance and further to create a patio/seating area which is enclosed with a high level timber and trellis perimeter and boundary fence.  
There is also a high level timber gate leading through to a covered access which extends through to Welbeck Street.

Council tax band: A

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

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measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.