



The Meadows, Dunswell, Hull, HU6 0AU

A superb modern semi detached house which is perfectly placed within a highly sought after residential cul-de-sac with lovely open vistas to the rear. The accommodation is arranged to 2 floors with an entrance vestibule with the GF Cloaks/WC leading off, a lounge, dining room and fitted kitchen. There is great potential to the ground floor to reconfigure the kitchen and dining room which would create an open plan dining kitchen with views over the rear garden.

To the first floor, there are 2 generously proportioned bedrooms, however, the main bedroom has potential to reinstate a 3rd bedroom. The main bedroom has fully fitted furniture to include wardrobes and dressing table, thus creating ample hanging and storage space and en-suite shower room. The bathroom also has a 3-piece suite.

Outside to the rear, the garden is mainly laid to lawn with a superb, non overlooked position from the rear, thus providing a good degree of privacy to the main garden area.

To the front of the property there is a private drive with an open plan area adjacent.

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

Internal viewing is highly recommended.

Key Features

CUL-DE-SAC IN DUNSWELL

LOVELY OPEN VISTA VIEWS

2 GOOD SIZED BEDROOMS

BATHROOM, EN-SUITE & GF WC

NON-OVERLOOKED REAR GARDEN

PRIVATE DRIVE

GAS CENTRAL HEATING SYSTEM

DOUBLE GLAZING

Location

Dunswell is a highly sought after residential area which is perfectly placed between Hull city centre and the historic market town of Beverley.

The Kingswood Retail Park is also just a short commute from the property, with everything one would need for day-to-day living. There are many High street stores and supermarkets to choose from.

For leisure there is a cinema, bowling alley, fitness centre and for those wishing to spend quality leisure time, nights out, etc. with family and friends there are many family restaurants and public houses to choose from.

All in all, a great place to live!

Property Description

Ground Floor

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

Entrance Vestibule - Staircase off to the first floor.

Radiator.

Laminate flooring.

GF WC - White 2-piece suite comprising of a wall mounted wash hand basin and low flush W.C.

Contrasting tiled surround.

Radiator.

Lounge - 14' 0" x 12' 3" (4.27m x 3.75m) Extremes to extremes.

Open plan to a dining area and further through to the kitchen.

Dual aspect multi paned sealed unit, double glazed windows looking out over the front garden area and side elevation.

Fireplace with marble effect back and hearth housing a coal effect, living flame gas fire.

Coving.

Radiator.

Opening through to the dining area with French doors.

Dining Area - 9' 10" x 7' 1" (3m x 2.17m) Extremes to extremes.

Sealed unit, double glazed French doors providing views and access to the rear garden area.

Under stairs storage/cloaks cupboard.

Coving.

Radiator.

Laminate flooring.

Kitchen - 9' 8" x 7' 11" (2.97m x 2.43m) Extremes to extremes.

Sealed unit, multi paned double glazed windows with aspect



over the rear garden area and open countryside beyond.
Range of base, drawer and wall mounted units with a coordinating roll edged laminate work surface housing a hob, built-in oven beneath and an extractor fan over with a tiled splash back surround.

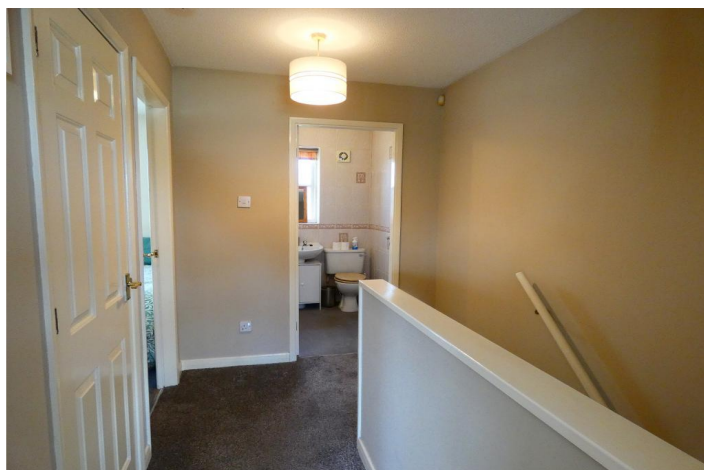
A further work surface housing a 1&1/2 bowl single drainer sink unit with a mixer tap over also with a tiled splash back surround.

Wall mounted gas central heating boiler.

Plumbing for automatic washing machine.

Space for upright fridge/freezer.

Part glazed rear entrance door.



First Floor

Landing - Loft hatch through to the roof void.

Built in airing cupboard.

Bedroom One & En-suite - 15' 5" x 11' 4" (4.72m x 3.47m)

Extremes to extremes.

Sealed unit, multi paned double glazed windows with aspect over the front garden area.

Built in open storage shelving.

Low level dressing table unit with drawers.

Built in wardrobes with shelves and hanging space and matching drawer units.

Bedside cabinets.

Open display units.

Recessed downlighting.

Radiator.



En-suite..

3-piece suite comprising of a walk in shower enclosure, wall mounted wash hand basin and low flush W.C.

Contrasting tiled surround.

Extractor fan.

Sealed unit double glazed opaque window.

Radiator.



Bedroom Two - 9' 9" x 9' 5" (2.99m x 2.88m) Extremes to extremes.

Sealed unit double glazed windows with aspect over the rear garden area and open countryside beyond.

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

Chrome effect fittings to the sanitary ware.

Contrasting tiled surround.

Sealed unit, double glazed, opaque window.

Radiator.



Exterior

Rear Garden - Outside to the rear, the garden is mainly laid to lawn with the decking patio/seating area inset, all enclosed with a high level timber perimeter and boundary fence.

External water supply.
There are high level ornate gated divide leading to the private drive which extends along the side elevation.

Front Garden - The front garden area has also been laid to lawn and is open plan.

Council tax band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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