



2 Bed Terraced House

£114,950



Reynoldson Street, Hull, HU5 3BS

A very special little gem with a lovely, well stocked and lawned rear garden.

Internal viewing is highly recommended on this spacious super smart mid terrace house.

The property is arranged to 2 floors with bright and spacious accommodation throughout and briefly comprises of a very spacious dual aspect through lounge with the dining area, modern fitted kitchen and to the first floor there are 2 double bedrooms and a restyled bathroom with a 4-piece suite.

Outside to the rear, the garden is mainly laid to lawn along with well stocked borders and beds housing numerous established trees, plants, flowers and shrubs. A patio/seating area is also inset within the rear garden. Additionally, the property further benefits from a gas central heating system and double glazing.

The property is offered with vacant possession on completion and with no chain involved.

Must be viewed!

Key Features

LAWNED GARDEN

SPACIOUS DUAL ASPECT
LOUNGE/DINING AREA

MODERN FITTED KITCHEN

2 DOUBLE BEDROOMS

BATHROOM WITH 4-PIECE SUITE

TRIPLE GLAZING TO THE FRONT

GAS CENTRAL HEATING SYSTEM

VACANT POSSESSION ON
COMPLETION

Location

This highly popular residential area is well known for its wealth of amenities much needed for day-to-day living. Newland Avenue has a great choice of local independent traders and well known supermarkets. There are also highly reputable schools, colleges and academies close by and the University of Hull is also within walking distance from the property along the neighbouring Cottingham Road. Regular public transport links create easy access to the city centre and surrounding areas. Other amenities include a post office, health centre, doctor's surgery, dental surgery and library. For those wishing to spend quality leisure time, nights out, etc. with family and friends, there are many busy, vibrant multicultural cafe bars to choose from along Princes Avenue extending through to Newland Avenue. The historic Pearson park and children's play park along Princes Avenue is well worth visiting.

Property Description

Ground Floor

Entrance - Triple glazed entrance door with overhead screen window and side screen windows leads through to an entrance porch.

This leads to a multi paned entrance door through to a through lounge/dining area.

Through Lounge/Dining Area - 23' 11" x 11' 6" (7.31m x 3.53m) Extremes to extremes.

Dual Aspect.

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

Chimney breast with open display niche.

Further double glazed window looking out over the rear garden area.

Under stairs meter cupboard.

Staircase off to the first floor.

Radiator.

Kitchen - 11' 1" x 7' 8" (3.38m x 2.37m) Extremes to extremes.

Double glazed window with aspect over the rear courtyard area and a further double glazed window looking out over the rear garden area.

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

Coordinating roll edged laminate work surface housing a stainless steel hob, built in oven beneath and an extractor fan over with a brick effect tiled splash back surround.

A further work surface houses a single drainer sink unit with a mixer tap over.

Plumbing for automatic washing machine.



Space for upright fridge/freezer.
Space for tumble dryer.
Double glazed rear entrance door.
Ceramic tiled flooring.

First Floor

Landing - Loft hatch through to the roof void.
Mid level dado rail.

Bedroom One - 12' 3" x 10' 5" (3.75m x 3.19m) Extremes to extremes plus recess.
Triple glazed bay window with aspect over the front forecourt area.
Recessed storage space.
Ceiling rose.
Ornate coving.
Radiator.

Bedroom Two - 11' 1" x 7' 11" (3.39m x 2.42m) Extremes to extremes.
Sealed unit double glazed dual aspect windows looking out over the rear courtyard area and also looking out over the rear garden area.
Cupboard housing the gas central heating boiler.
Radiator.

Bathroom - 4-piece suite comprising of a panel bath, walk in shower with chrome effect flexi shower head & rainwater shower head adjacent to the bath, built in vanity wash hand basin with storage space beneath and built in low flush W.C. with a contrasting tiled splash back surround.
High level built in storage units.
Low level built in storage cupboard.
Wall mounted towel rail/radiator.
Chrome fittings to the sanitary ware.
Double glazed opaque window.
Laminate flooring.

Exterior

Rear Garden - Outside to the rear is a patio/seating area.
The garden is also laid to lawn and enclosed with a high level timber perimeter fence.
A gardener's shed is inset to the rear and there are mature trees, plants, flowers and shrubs.
There is a walled courtyard area.
External water supply.
A high level gate to the rear provides access through from the main garden area.
External lighting.

Council tax band: A

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