



## Sirius Close, Hull, HU3 3QS

It is rare to see a property enter to the market in such outstanding condition! A truly appealing property which is a credit to the current owners. Presented in show home condition creating a very special must see property! Discerning purchasers can not fail to be impressed with the size and standard of the accommodation on offer.

The super smart accommodation is arranged to 2 floors and briefly comprises of an entrance/cloaks vestibule with up lighting to the first floor staircase, a pleasant lounge with a tasteful and stylish finish. A superb recently installed kitchen with integrated appliances, coordinating fixtures and fittings with a built in breakfast bar for informal dining. To the first floor there are 2 aesthetically pleasing bedrooms and a bathroom with a 3 piece suite and shower over the bath.

Outside to the rear the garden serves to enhance the overall presentation throughout with an attractive low maintenance leisure area which is mainly laid to lawn with a patio/seating area inset. A really useful addition to this is the property has a private drive which is enclosed with high level timber gates.

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

A truly special property - internal viewing is essential in order to appreciate the size and standard of the accommodation on offer.

## Key Features

OUTSTANDING CONDITION!!

PRESENTED TO A HIGH STANDARD  
THROUGHOUT

POPULAR RESIDENTIAL CUL-DE-SAC

RECENTLY FITTED KITCHEN

2 BEDROOMS

DOUBLE GLAZING

GAS CENTRAL HEATING SYSTEM

NO CHAIN INVOLVED

## Location

The property is perfectly placed within a highly popular residential cul-de-sac close to all amenities much needed for day to day to living.

The area has many local amenities nearby to include busy local shopping centres with independent traders, high street supermarkets and retail parks.

Regular public transport connections provide easy links to the city centre and surrounding areas including the Paragon road and rail interchange.

Reputable schools and colleges are close by together with a health centre, post office and library.

The MKM stadium is just a short stroll from the property.

West Park is also just around the corner along the neighbouring Anlaby Road.

## Property Description

### Ground Floor

**Entrance** - Double glazed front entrance door, leads through to the entrance vestibule/cloaks area, with staircase off to the first floor.  
Radiator.

**Lounge** - 15' 10" x 11' 10" (4.83m x 3.62m) Extremes to extremes.  
Double glazed window with aspect over the front garden area.  
Ornate fireplace with marble effect back and hearth housing a coal effect living flame gas fire.  
Mid level dado rail.  
Coving.  
Radiator.

**Storage Area/Study Area** - Deep built in storage space which could be used with potential for small study.

**Dining Kitchen** - 15' 1" x 10' 7" (4.62m x 3.23m) Extremes to extremes.  
Double glazed windows with aspect over the rear garden area.  
Range of matching base, drawer and wall mounted units, with brushed steel effect handle detail.  
Coordinating marble effect roll edged laminate work surface housing a hob, built in oven beneath and a funnel hood extractor fan over with a high gloss splash back surround.  
A further work surface houses a single drainer sink unit, with a swan neck mixer tap over and a matching splash back surround.  
Plumbing for an automatic washing machine.  
Built in and matching breakfast bar.  
Space for dining table.  
Double glazed rear entrance door.





Radiator.

First Floor

**Landing** - Built in airing cupboard.  
A further cupboard housing the gas central heating boiler.  
Loft hatch through to the roof void.

**Bedroom One** - 15' 1" x 12' 11" (4.61m x 3.94m) Extremes to extremes plus bulkhead.  
Double glazed windows with aspect over the front garden area.  
Radiators.

**Bedroom Two** - 13' 7" x 8' 7" (4.15m x 2.63m) Extremes to extremes.  
Double glazed window with aspect over the front garden area.  
Radiator.

**Bathroom** - White 3-piece suite comprising of a panel bath with Triton electric shower over, pedestal wash hand basin and low flush W.C.  
Contrasting tiled surround.  
Chrome fittings to the sanitary ware.  
Double glazed opaque window.  
Radiator.

Exterior

**Rear Garden** - Outside to the rear the garden has been laid to lawn with flower and shrub borders with a patio/seating area inset.  
The garden is also enclosed with a high level, timber, perimeter and boundary fence.  
High level timber gates provide access to an off road parking space or hard standing area.

**Front Forecourt Area** - The front forecourt area has been laid with paving stones and fine stone chippings for ease of maintenance.  
The garden is enclosed with low cottage style timber perimeter fences and a low brick boundary wall with wrought iron access gate.

Council tax band: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked



to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



