



Plane St, Hull, HU3 6BU

This is a perfect opportunity to acquire a very spacious property which is arranged to 3 floors. The property has been the subject of recent refurbishment with a tasteful, stylish finish throughout.

The super smart property comprises of an entrance hall, bay windowed lounge, rear sitting room or dining room and a recently fitted kitchen with an attractive range of units all further complimented with coordinating fixtures and fittings with a new integrated oven, hob and extractor fan. Similarly the bathroom has also been the subject of upgrading to include a white 3-piece suite with a shower over the bath and soft contrasting tiled surround.

To the first floor there are 3 generously proportioned bedrooms. A great addition to the property is a fixed staircase to a super sized attic. Outside to the rear the elongated garden is mainly laid to lawn with flower and shrub borders and a patio/seating area inset.

Additionally, as one would expect there is a recently installed heating system and double glazing throughout.

Internal viewing is not only highly recommended but essential in order to appreciate the size and standard of the accommodation on offer.

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

Key Features

RECENTLY REFURBISHED TO A HIGH SPEC

FITTED KITCHEN WITH NEW APPLIANCES

3 BEDROOMS PLUS LARGE ATTIC SPACE

VACANT POSSESSION ON COMPLETION

NO CHAIN

MUST BE VIEWED

Location

The area is well served with a wealth of local amenities to include a good choice of independent traders. However, for a more extensive shopping experience there are busy retail parks and Hull city centre is close by with a great choice of high street stores and supermarkets.

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

Other amenities include a health centre, library, the MKM stadium and the Hull Royal Infirmary which is just minutes away from the property.

West park is also within walking distance.

For those wishing to spend quality leisure time, nights out etc. with family and friends there are many good family restaurants and public houses to choose from.

Property Description

Ground Floor

Entrance - Open arched entrance porch with tiled flooring leading to a double glazed front entrance door with overhead screen window.

This leads through to the entrance hall.

Entrance Hall - Staircase off to the first floor.

Under stairs storage/meter cupboard.

Cornice.

Lounge - 12' 9" x 11' 3" (3.89m x 3.44m) Extremes to extremes.

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

Modern electric heater.

Coving.

Rear Sitting Room/Dining Room - 10' 11" x 9' 4" (3.35m x 2.86m) Extremes to extremes.

Irregular shape.

Double glazed window with aspect over the rear courtyard and garden.

Floor standing electric heater.

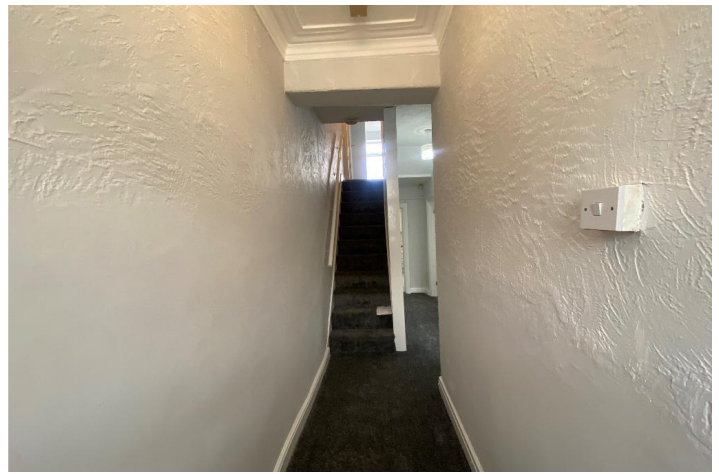
Kitchen - 11' 11" x 9' 4" (3.65m x 2.86m) Extremes to extremes.

Double glazed window with aspect over the rear courtyard garden.

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

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

A further matching work surface houses a single drainer sink unit, with a mixer tap over also with a matching tiled splash back surround.



Space for upright fridge/freezer.
Plumbing for an automatic washing machine.
Floor standing electric heater.

Rear Entrance Lobby - Deep built in storage cupboard.
Double glazed rear entrance door.

Bathroom - White 3-piece suite comprising of a panel bath, matching pedestal wash hand basin and low flush W.C.
Electric shower over the bath with a fixed shower screen and contrasting tiled surround.
Chrome fittings to the sanitary ware.
Double glazed opaque window.

First Floor

Landing - Spindle rail enclosure.
Fixed staircase to attic.

Bedroom One - 14' 11" x 10' 10" (4.56m x 3.31m) Extremes to extremes.
Double glazed window with aspect over the front forecourt area.
Floor standing electric heater.

Bedroom Two - 11' 10" x 9' 3" (3.61m x 2.83m) Extremes to extremes.
Double glazed window with aspect over the rear garden area.
Floor standing electric heater.

Bedroom Three - 10' 9" x 8' 4" (3.29m x 2.56m) Extremes to extremes plus recess.
Double glazed window with aspect over the rear garden area.
Built in storage cupboard.
Floor standing electric heater.

Second Floor

Large Attic - 16' 4" x 13' 7" (5m x 4.16m) Extremes to extremes.
Double glazed window with aspect over the front forecourt area.
Floor standing electric heater.

Exterior

Rear Garden - Outside to the rear is a walled courtyard area.
The main garden has been laid to lawn with flower and shrub borders.
Enclosed with a high level, timber boundary fence and access gate.
Gardener's shed inset to the rear boundary.

Council tax band: A



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

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