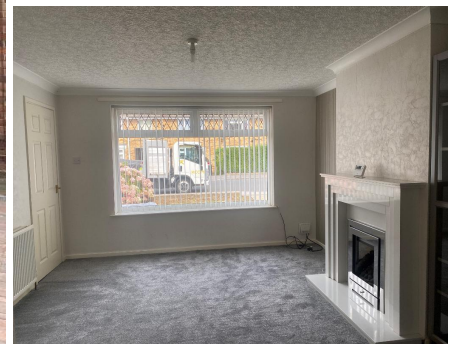




3 Bed Terraced House

£159,950



Dunvegan Rd, HULL, HU8 9LE

This is a fantastic opportunity to acquire a deceptively spacious property which is presented to a high standard throughout!

The super smart accommodation is arranged to 2 floors and briefly comprises of a pleasant generously proportioned lounge, an attractive fitted kitchen to include integrated appliances and coordinating fixtures and fittings. Conveniently situated just off the main kitchen area is a separate utility/laundry room.

To the first floor there are 3 generously proportioned bedrooms and a family shower room with a 3 piece suite.

Outside to the rear there is a lawned garden with a patio/seating area inset.

Additionally, as one would expect from a property of this calibre there is a gas central heating system and double glazing throughout.

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

One not to be missed!

Key Features

SPACIOUS MOVE INTO CONDITION

POPULAR RESIDENTIAL AREA

UTILITY AREA

3 GOOD SIZED BEDROOMS

GAS CENTRAL HEATING SYSTEM

DOUBLE GLAZING

NO CHAIN INVOLVED

MUST BE VIEWED

Location

Dunvegan Road is a highly sought after residential area surrounded with a wealth of local amenities. The Asda superstore and Kingswood leisure and retail development are just a short commute from the property.

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

For the growing family there are highly reputable schools and colleges close by.

The area is also well served with a health centre, golf club and park and within the Kingswood retail park there is a gym, cinema and a great choice of public houses and family restaurants.

All in all a great place to live!

Property Description

Ground Floor

Entrance - Double glazed front entrance door with matching side screen window leads through to the entrance hall.

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

Lounge - 17' 7" x 12' 4" (5.38m x 3.76m) Extremes to extremes.

Double glazed window with aspect over the front garden area.

Modern fireplace with matching back and hearth housing a coal effect living flame gas fire.

Under stairs meter/storage cupboard.

Coving.

Radiator.

Kitchen - 10' 3" x 8' 11" (3.13m x 2.74m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Range of matching base, drawer and wall mounted units with a coordinating roll edged laminate worksurface housing a a 1 & 1/2 bowl single drainer sink unit with a mixer tap over and a contrasting tiled splash back surround. A further worksurface houses a stainless steel hob, built-in oven beneath and extractor fan over also with a tiled splash back surround.

Space for larder fridge.

Storage cupboard.

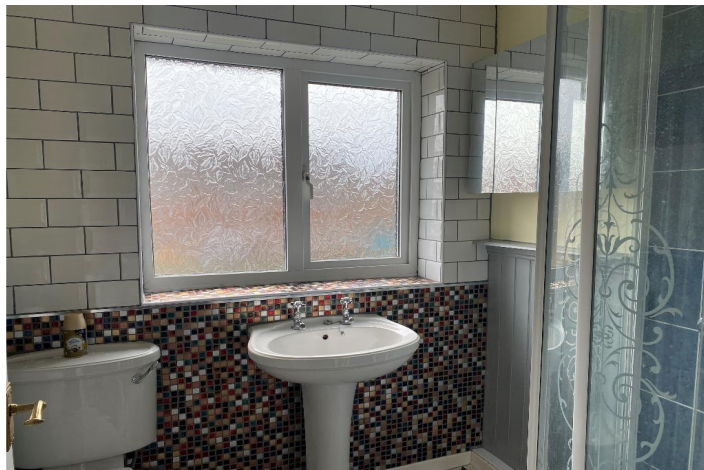
Coving.

Radiator.

Utility Room - Plumbing for automatic washing machine.

Space for tumble dryer.

Space for good sized fridge/freezer.



Double glazed rear entrance door with matching side screen window.

First Floor

Landing - Loft hatch through to the roof void.
2 x Built-in storage cupboards with shelving.

Bedroom One - 12' 5" x 10' 11" (3.8m x 3.33m) Extremes to extremes.
Double glazed window with aspect over the front garden area.
Built-in double robe with shelf and hanging rail.
Coving.
Radiator.



Bedroom Two - 10' 7" x 6' 9" (3.25m x 2.09m) Extremes to extremes.
Double glazed window with aspect over the front garden area.
Built-in storage cupboard.
Radiator.



Bedroom Three - 15' 9" x 9' 4" (4.82m x 2.87m) Extremes to extremes.
Double glazed window with aspect over the rear garden area.
Built-in double robe with shelf and hanging space.
Wall mounted gas central heating boiler.
Coving.
Radiator.

Shower Room - 3 piece suite comprising of a walk-in shower enclosure, pedestal wash hand basin, and low flush W.C.
Partial feature paneling to the walls.
Mosaic effect tiled splash back surround.
Double glazed opaque window.
Radiator.
Coordinating tiled flooring.

Exterior

Rear Garden - Outside to the rear the garden is enclosed with a high level boundary fence with matching access gate. The garden is laid to lawn with a patio/seating area inset. There is a high level timber gate leading to a covered access which extends through to Dunvegan Road. External W.C. with a high level cistern. A gardeners shed is also inset within the rear boundary. External water supply.



Front Garden - The front garden area is also laid to lawn with flower and shrub borders.

Council tax band: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 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.