



**Southside Villas, Great Hatfield Hull HU11 4UU**





**welcome to**

**Southside Villas, Great Hatfield Hull**

Three bedroom semi-detached house in a central village location with generous gardens. Open plan living with a recently installed kitchen and lounge with log burner. Solar panels & air source heat pump.



### **Entrance Hall**

With a double glazed entrance door, double glazed window to the side aspect, radiator, understairs storage cupboard, stairs to the first floor and coved ceiling.

### **Lounge**

11' 4" x 12' 7" into recess ( 3.45m x 3.84m into recess )  
With a double glazed bow window to the front aspect, feature brick chimney breast with log burner, radiator, wall light points, open display shelving and coved ceiling.

### **Dining Kitchen**

19' 6" x 10' 9" ( 5.94m x 3.28m )  
Being the full width of the property with a double glazed window to the rear aspect, double glazed rear entrance door and double glazed sliding doors giving access to the conservatory. The kitchen area enjoys a range of base and wall units with contrasting worksurfacing which incorporates a sink, Neff induction electric hob and built in Neff electric oven. Plumbing for an automatic washing machine and dishwasher, feature island unit and housing for an American style fridge/freezer. There is a walk-in shelved pantry cupboard with double glazed window to the side aspect. Coved ceiling.

### **Conservatory**

11' 6" x 8' 3" ( 3.51m x 2.51m )  
With double glazed windows to both rear and side aspects, radiator and double glazed french doors giving access to the rear garden.

### **Landing**

With a double glazed window to the side aspect, access to the roof void area and coved ceiling.

### **Bedroom One**

11' 2" x 10' 2" plus wardrobes ( 3.40m x 3.10m plus wardrobes )  
With a double glazed window to the rear aspect, range of built in sliding door wardrobes, built in cupboard and coved ceiling.

### **Bedroom Two**

11' 3" x 7' 7" plus door entrance area ( 3.43m x 2.31m plus door entrance area )  
With a double glazed window to the front aspect, sliding doored wardrobes, radiator and coved ceiling.

### **Bedroom Three**

8' 8" x 7' 9" ( 2.64m x 2.36m )  
With a double glazed window to the front aspect and radiator.

### **Shower Room**

With a double glazed window to the rear aspect, extractor fan, radiator and coved ceiling. Corner shower cubicle, pedestal wash hand basin and wc.

### **Outside**

The property boasts formal gardens to the front providing extensive off-street parking and side driveway to a car port area. The formal rear gardens give through to a further area beyond suitable for a vegetable garden/allotment area which has an open aspect over adjoining farmland.

### **Garage/Outbuilding**

21' x 8' 9" ( 6.40m x 2.67m )  
Very useful having an up and over door to the front aspect, twin windows to the side aspect and light and power points provided.

### **Agents Note**

The property has solar panels which we understand are owned outright.



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## Southside Villas, Great Hatfield Hull

- Village Location
- Three bedrooms
- Full width dining kitchen + lounge
- Solar Panels & Air Source Heat Pump
- Extensive Gardens

Tenure: Freehold EPC Rating: D

offers in excess of

**£230,000**

### directions to this property:

See below map of property location. For further information on the local area please contact the Residential Sales Team on 01482 880488.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BEV106472 - 0006

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