



Baccarat Close, Hull, HU10 7FT

£410,000

Impressive detached house with open aspect to front. Modern living dining kitchen with integrated appliances, utility room plus contemporary bathroom, 2 en suites & WC. Upgraded gardens plus double driveway & garage. Ready to move in with flooring & blinds included as fitted.



2 Baccarat Close, Anlaby, Hull, HU10 7FT

We are delighted to offer for sale this impressive detached house with open aspect to the front and located on a popular development with access to amenities and transport links plus access to OFSTED 'Good' Primary and secondary schools. The property was constructed by Bellway Homes in 2022 and still benefits from 5 years remaining of its New Home Structural Warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern living dining kitchen plus contemporary bathroom, 2 en suites and WC. Items of note include the media wall with electric fire to the lounge, French doors to the rear plus fitted wardrobes to bedroom 1. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, living dining kitchen, utility room and WC. There are 4 well proportioned bedrooms with bedrooms 1 & 2 having en suites plus a family bathroom accessed from the first floor landing. There is a loft with power and light.

The property has an open aspect to the front across public open space. The gardens have been fully upgraded and now offer an impressive low maintenance space with patio areas and artificial turf. There is an external tap and power. The property benefits from a double driveway leading to a garage with power and lights.

Tenure - Freehold
Estate Management Fee - £60 pa
Council Tax - Band E

The property comprises.

GROUND FLOOR

Entrance Hall

With LVT flooring. Access to store.

Lounge 15'2" x 11'4" (4.63m x 3.46m)

Having a feature media wall with electric fire, shelving and storage. With fitted carpets.

Living Dining Kitchen 27'2" (max) x 10'7" (max) (8.29m(max) x 3.25m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops, upstands, tiling and

stainless steel splash back plus breakfast bar. With integrated oven, hob, hood, fridge freezer and dishwasher plus 1.5 sink and mixer tap. With recessed spot lights and LVT flooring. French doors leading to rear garden.

Utility Room 5'3" x 4'0" (1.62m x 1.23m)

Having modern units plus laminate worktops and upstands. Tiling and LVT flooring.

WC 4'10" x 4'0" (1.49m x 1.23m)

Having contemporary white sanitary ware with tiling and LVT flooring.

FIRST FLOOR

Landing

With fitted carpets. Access to airing cupboard.

Bedroom 1 17'4"(max) x 14'7"(max) (5.29m(max) x 4.46m(max))

With fitted wardrobes, bedside and vanity units plus fitted carpets.

En Suite 6'11"(max) x 6'9"(max) (2.11m(max) x 2.07m(max))

Having contemporary white sanitary ware with double shower, mirror, tiling, floor tiling and recessed spot lights.

Bedroom 2 12'9"(max) x 10'4"(max) (3.90m(max) x 3.17m(max))

With fitted carpets.

En Suite 2 7'1"(max) x 3'10"(max) (2.17m(max) x 1.18m(max))

Having contemporary white sanitary ware with double shower, tiling, mirror and floor tiling.

Bedroom 3 15'4"(max) x 8'10"(max) (4.69m(max) x 2.71m(max))

With carpets and blinds.

Bedroom 4 13'0"(max) x 7'6"(max) (3.98m(max) x 2.29m(max))

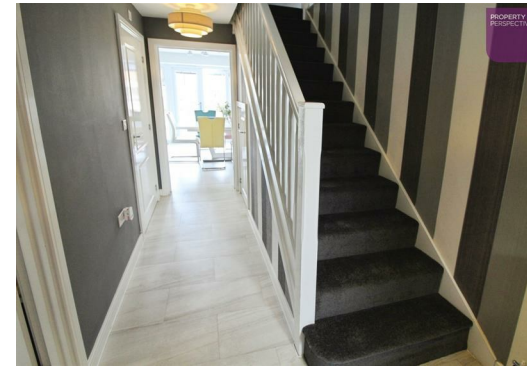
With fitted carpets.

Bathroom 6'2" x 5'6" (1.89m x 1.70m)

Having contemporary white sanitary ware with tiling, mirror, floor tiling and recessed spot lights.

EXTERNAL

The property has an open aspect to the front across public open space. The gardens have been fully upgraded and now offer an impressive low maintenance space with patio areas and artificial turf. There is an external tap and power. The property benefits from a double driveway leading to a garage with power and lights.







PROPERTY
PERSPECTIVE



PROPERTY
PERSPECTIVE