



450 Chanterlands Avenue, Hull, HU5 4BL

FOR SALE - Guide Price £450,000

Haller Evans

Chartered Surveyors

Spacious Detached Bungalow / Excellent Living Space / 4 Bedrooms / En Suite / Contemporary Kitchen / Large Conservatory

Easy Maintainable Garden / Double Garage plus further Garage/ Workshop / Solar Panels / EPC Rating B

A **MODERN DETACHED TRUE BUNGALOW** offering spacious living accommodation and an easy maintenance rear garden. The property provides versatile accommodation and is conveniently located for the University of Hull on Cottingham Road, with good road access to the both the City Centre and the nearby village of Cottingham, together with the market town of Beverley.

A wide range of shops and other usual amenities are available in Newland Avenue and Cottingham. Good transport links are available within easy reach, with railway stations in both Hull and Cottingham.

The property briefly comprises entrance porch leading to main entrance hall, breakfast kitchen, spacious living room/dining room, conservatory providing valuable additional living space, four generously proportioned bedrooms (one currently fitted for home office/hobby use), bathroom, plus an en-suite to bedroom one. A particular feature is the easy maintenance rear garden which provides a good degree of privacy.

The property is offered to the market with the advantage of no onward chain.

Entrance Porch	Open style porch to front elevation
Entrance Hall	With uPVC composite entrance door with side glazed panels, laminate flooring
Living Room	Approx 8.68m max x 5.57m (28.6 ft max x 18.3 ft). A very well-proportioned room, which allows flexibility of layout, with space for living room and dining room furniture, with double glazed windows to front elevation, double sided wood burning stove with tiled hearth, radiators, wall lighting, fitted carpet, two uPVC doors leading to conservatory
Kitchen	Approx 6.86m x 3.68m (22.6 ft x 12.1 ft). Attractive open plan kitchen/breakfast room with two picture double glazed window frames overlooking raised patio/garden, contemporary style kitchen with central island, modern fitted base and wall gloss fronted storage units, sink unit with drainer/disposal system, mixer tap and water softener, laminate worktops with splash backs, integrated Neff electric oven and Neff microwave, dishwasher, electric hob with rising extractor unit, free-standing Kenwood fridge-freezer, laminate flooring, part-glazed entrance door to rear garden
Conservatory	Approx 5.55m x 4.67m (18.2 ft x 15.4 ft). With uPVC double glazed window frames overlooking garden, providing space for dining and leisure use, wood burning stove, central ceiling light with fan, tiled floor, uPVC double doors opening to raised patio area and rear garden
Bedroom 1	Approx 4.26m x 3.3m (14 ft x 10.10 ft). With two double glazed window frames to rear elevation, wardrobes with bedside units, radiator, fitted carpet
En Suite Shower Room	Approx 2.37m x 1.5m (7.9 ft x 4.11 ft). With Velux window frame, large shower unit with jets, wall-mounted wash hand basin, radiator, heated towel rail, vinyl flooring
Bedroom 2	Approx 4.02m x 2.99m x 2.61m (13.2 ft x 9.10 ft). With double glazed window frame to front elevation, radiator, fitted carpet
Bedroom 3	Approx 4.02m x 2.95m (13.2 ft x 9.8 ft). Currently fitted out as hobby room/home office, with storage units, worktops and electrical points, suspended ceiling, laminate flooring. Note: owner can arrange removal of fittings, if required
Rear Entrance Hall	With wall cupboard with shelving, radiator and controls for water purifier system. Ceiling hatch with pull-down ladders to partly boarded roof void. Window frame to side elevation, store cupboard, rear entrance door to garage.
Bedroom 4	Approx 2.63m x 2.58m (8.7 ft x 8.6 ft). With double glazed window frame to side elevation, radiator, fitted carpet
Bathroom	Approx 3.3m max x 2.58m (10.10 ft max x 8.6 ft). With internal window frame and Velux roof light, corner Jacuzzi bath, shower unit, wall-mounted wash hand basin, low flush wc, radiator, heated towel rail, wall mirror, part tiled walls, extractor fan, vinyl flooring

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External

The property benefits from an attractive, enclosed garden to the rear of the bungalow, with raised sun terrace, block paved patio, artificial turf area, shrub borders and privet hedging.

There are electronic main entrance gates to the front of the bungalow, plus pedestrian entrance gate, with a private driveway providing off-street parking space and brick wall with railings to the front boundary. Gated side pedestrian access leads to the rear of the property.

There is an attached DOUBLE GARAGE (approx 6.77m x 6.1m approx/22.2 ft x 20 ft) with electronic door and radiator, opening to SECOND GARAGE/STORE (approx 6.58m x 5.75m/21.7 ft x 18.11 ft) with electronic door to rear garden, worktop, plumbing for washer and warm air heater. WORKSHOP (6.1m x 2.95m/20 ft x 9.8 ft) with shelving, storage units, work tops, sink unit and wood burning stove. Garden storage shed. Outside tap to rear garden.

Services

Mains gas, electricity, water and drainage are available.

Heating/Other

The property benefits from a gas fired heating system, with radiators to all main rooms. Underfloor heating is fitted to the kitchen and the conservatory. Double glazing is fitted throughout. Air conditioning is fitted to the open plan lounge and kitchen. Solar panels are fitted, with feed in tariff (further details on request). Outside security lighting is fitted to the front, side and rear and a security alarm is installed.

Council Tax

We understand from Internet enquiry that the property is assessed in Band D. The Local Authority is Kingston upon Hull City Council.

EPC Rating

B

Tenure

Freehold

Viewing

For more information and to view please contact Haller Evans Tel 323033 or info@hallerevans.com



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