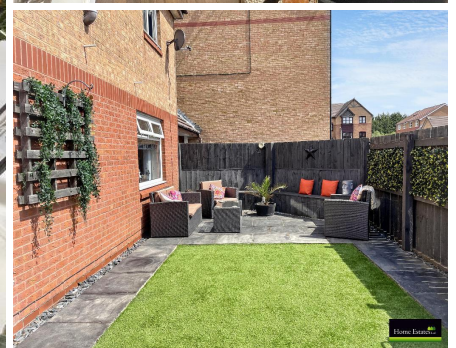




Flaxdale Court, Lowdale Close, Hull, HU5 5DR

A TRULY SPECIAL HIDDEN GEM! This is a perfect opportunity to acquire a very special property which has been the subject of great extension and enhancement. Potential purchaser's cannot fail to be impressed as the property exudes style both internally and externally. The super smart internal accommodation is arranged to 2 floors and briefly comprises of a bright and spacious lounge with a tasteful, stylish finish. Double doors lead through to a wow factor dining kitchen/day room with an attractive range of units which are further complemented with integrated appliances and tasteful coordinating fixtures and fittings thus creating a well planned domestic preparation area with space for informal dining, a great entertaining space for family and friends. The dining area has french doors leading out to a spacious rear garden perfect for summer BBQ's and entertaining. To the 1st floor there are 3 aesthetically pleasing bedrooms and a bathroom with a modern white suite. Outside as mentioned is a fantastic leisure area mainly laid for ease of maintenance and further to create an appealing space in which to relax and enjoy get togethers or for peaceful lazy days. Other benefits are double glazing and off road parking. Internal viewing on this exceptional property is not only highly recommended but is essential in order to appreciate the size and standard of the accommodation on offer.

Key Features

A TRULY SPECIAL HIDDEN GEM!

EXUDES STYLE BOTH INTERNALLY & EXTERNALL

BRIGHT SPACIOUS LOUNGE

WOW FACTOR DINING KITCHEN/DAY ROOM

3 AESTHETICALLY PLEASING BEDROOMS

MODERN BATHROOM

FANTASTIC REAR GARDEN

DOUBLE GLAZING

Location

The property is situated within a highly desirable residential courtyard close to all amenities much needed for day to day living. There are busy local shopping centres and retail parks with high street stores close by, however, for a more extensive shopping experience the Hull city centre is just a short commute from the property. Regular public transport provides easy access to the city centre and surrounding areas. Other local amenities includes the MKM Stadium, a health centre and library. For those wishing to spend quality leisure time with friends and family there are many well visited public houses and family restaurants to choose from!

Property Description

Ground Floor

Entrance - Double glazed front entrance door with matching side screen window.

Lounge - With staircase off to the 1st floor.
Double glazed window with aspect over the rear garden area.

Built in meter/storage cupboard.

Laminate flooring.

Coving.

Multi paned french doors lead through to:

Dining Kitchen/Day Room - 20' 11" x 13' 8" (6.39m x 4.18m)

To extremes and widening to 4.00m.

Double glazed french doors providing views and access to the rear garden area.

Range of high gloss base, drawer and wall mounted units.

Integrated washing machine.

Integrated drier.

Integrated fridge freezer.

Coordinating laminate work surface housing a circular single drainer sink unit with a chrome effect flexi tap over and a feature brick effect tiled splashback surround.

A further housing with built in oven.

Further work surface housing the hob which doubles as a breakfast bar with storage space beneath.

Understairs storage/cloaks cupboard.

Wall mounted open display units.

Sofa area with fitted velux skylight windows, recessed downlighting and feature rustic brick effect walls.

First Floor

Landing - With spindle rail enclosure.

Loft hatch through to the roof void.

Built in airing cupboard with shelving.

Bedroom 1 - 13' 9" x 8' 5" (4.21m x 2.59m) To extremes and narrowing to 1.67m.



Double glazed window with aspect over the rear garden area.
Laminate flooring.

Bedroom 2 - 9' 6" x 7' 6" (2.92m x 2.31m) To extremes and narrowing to 1.73m.
Double glazed window with aspect over the rear garden area.
Laminate flooring.

Bedroom 3 - 7' 10" x 6' 7" (2.39m x 2.03m) Narrowing to 1.85m and 0.99m.
Double glazed window with aspect over the communal garden areas.
Laminate flooring.

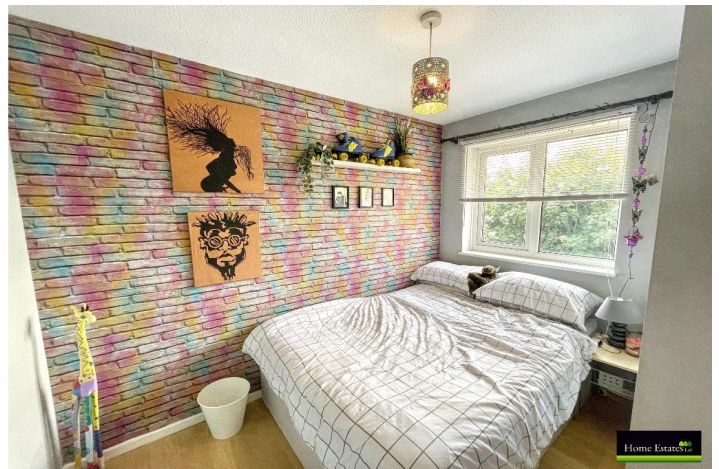
Bathroom - With a white 3 piece suite comprising of a built in panelled bath, pedestal wash hand basin and low flush wc.
Electric Triton shower over the bath.
All with a contrasting tiled surround.
Chrome fittings to the sanitary ware.
Extractor fan.
Recessed downlighting.
Coordinating tiled flooring.
Double glazed opaque window.

Exterior

Outside - To the rear the garden has been laid with artificial grass for ease of maintenance and there are flag stone patio seating areas all enclosed with a high level timber perimeter and boundary fence. There is also a high level matching access gate which leads through to the courtyard beyond.
External water supply and external lighting.
Parking to the rear within the courtyard.

Council tax band: B

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.







Approx Gross Internal Area
72 sq m / 778 sq ft



Ground Floor

Approx 42 sq m / 451 sq ft

First Floor

Approx 30 sq m / 328 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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