



## Airmyn Ave, HULL, HU3 6UD

Home Estates are pleased to offer to the market this highly impressive mid terrace house. The property has been updated to reflect everything one would need for modern day living. A tasteful contemporary finish which is arranged to two floors, flowing nicely from room to room with bright and spacious accommodation.

The appealing accommodation briefly comprises of an entrance vestibule, pleasant lounge, impressive dining kitchen with a full range of attractive matching units, further complemented with coordinating fixtures and fittings with an open plan theme to a dining area, this creates a good domestic preparation area with space for informal dining.

To the first floor there are two good sized bedrooms and a bathroom with a three piece suite.

Outside to the rear is a seating area set beneath a timber pergola within a decking patio.

There is also a timber workshop/garden shed adjacent.

To the front of the property the garden has been laid for ease of maintenance and further to create an off road parking space or hard standing area.

Additionally the property further benefits from a gas central heating system and double glazing.

Internal viewing is highly recommended

A move into condition property!

## Key Features

HIGHLY IMPRESSIVE TERRACE HOUSE

TASTEFUL CONTEMPORARY FINISH

BRIGHT AND SPACIOUS  
ACCOMMODATION

TWO BEDROOMS

GAS CENTRAL HEATING

INTERNAL VIEWING HIGHLY  
RECOMMENDED

A MOVE INTO CONDITION

## Location

The area is considered to be a highly popular and much sought after residential area. Airmyn Avenue is perfectly placed for all amenities to include local shopping centres together with busy and well visited retail parks and high street supermarkets. Easy connections via public transport provide good convenient links to the city centre and surrounding areas.

There are good schools and colleges close by, together with a local health centre, post office, the MKM Stadium and Hull Royal Infirmary.

There is a great choice of family restaurants and public houses nearby for those wishing to spend quality leisure time, nights out with friends and family

## Property Description

### Ground Floor

**Entrance** - Front entrance door with glazed and leaded detail inset leading through to the entrance vestibule.

**Entrance Vestibule** - Staircase off to the first floor.  
Coving.  
Upright classic style radiator.  
Laminate flooring.

**Lounge** - 15' 7" x 11' 10" (4.75m x 3.62m) Extremes to extremes.  
Double glazed 3/4 bay window with aspect over the front garden area.  
Chimney breast with oak over mantle and space for log effect fire and hearth.  
Coving.  
Classic style upright radiator.  
Oak grained effect laminate flooring.

Glazed double French doors lead through to a dining kitchen..

**Dining Kitchen** - 17' 1" x 14' 8" (5.23m x 4.49m) Extremes to extremes.  
L-Shaped.  
Double glazed windows with aspect over the rear garden area.  
Range of matching base, drawer and wall mounted units with brushed steel effect handle detail.  
Coordinating roll edged laminate work surface housing a hob, built in oven beneath and a stainless steel funnel hood extractor fan over with a brick effect tiled splash back surround.  
A further matching housing has an additional built in oven.  
Matching breakfast bar with built in wine rack and drawer unit.  
Further work surface houses a single drainer sink unit with



a swan neck mixer tap over and a brick effect tiled splash back surround.  
 Plumbing for dishwasher.  
 Plumbing for automatic washing machine.  
 Under stairs cloaks/meter cupboard.  
 Space for a good sized dining table.  
 Space for upright fridge/freezer.  
 Recessed downlighting.  
 Coving.  
 Double glazed rear entrance door.  
 Radiator.  
 Slate effect laminate flooring to the kitchen and partial oak grained effect laminate flooring to the dining area.



## First Floor

**Landing** - Loft hatch through to the roof void.

**Bedroom One** - 12' 9" x 11' 10" (3.89m x 3.61m) Extremes to extremes.  
 Double glazed 3/4 bay window with aspect over the front garden area.  
 Built in walk in storage cupboard with a double glazed window.  
 Coving.  
 Radiator.  
 Oak grained effect laminate flooring.



**Bedroom Two** - 11' 8" x 8' 8" (3.57m x 2.65m) Extremes to extremes.  
 Double glazed window with aspect over the rear garden area.  
 Range of fitted wardrobes with shelves and hanging space.  
 Matching overhead storage units and open display shelf.  
 Cupboard housing the gas central heating boiler.  
 Coving.  
 Radiator.



**Shower Room** - 3-piece suite comprising of a separate shower enclosure, pedestal wash hand basin and low flush W.C. all with a contrasting tiled surround.  
 Chrome fittings to the sanitary ware.  
 Chrome effect upright towel rail/radiator.  
 Double glazed opaque window.  
 Coving.

## Exterior

**Rear Garden** - Outside to the rear, the garden has been laid with patio decking for ease of maintenance and further to create a patio/seating area.  
 To the rear of the garden, the garden has been laid with fine stone chippings also for ease of maintenance.  
 There is a bespoke timber summer house and a gardener's shed which is inset to the rear.  
 The gardener's shed has power and light.  
 The garden is enclosed with a high level and low level



timber perimeter fence.  
External lighting.  
External water supply.  
To the rear is a high level timber access gate.

**Front Garden** - The front garden area has been laid with block and brick paving for ease of maintenance and further to create a multi vehicle off road parking space or hard standing area.  
All enclosed with a low cottage style timber perimeter fences and opening drive gates.

**Council tax band: A**

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