



Dundee Street, Hull, HU5 3TX

If you are looking for a property with charm and character throughout this property will be perfect for you!

A bright and spacious property which is arranged to 2 floors presented to a very high standard with a super stylish and tasteful finish. The present owners have recently enhanced the property creating a move in to conditioned home with an appealing aesthetic theme.

The internal accommodation briefly comprises of an entrance hall, bay windowed dual aspect through lounge with French doors providing lovely views and access to the rear patio and gardens beyond and a kitchen with an attractive range of units.

To the first floor there are 3 well presented bedrooms and a bathroom with a recently installed quality suite.

Outside there are attractive wrap around gardens, mainly laid to lawn with a display of mature trees, plants, flowers and shrubs to the borders and beds. A raised decking patio to the rear garden creates a lovely quiet leisure area.

Additionally, as one would expect there is a private drive with an off road parking space or hard standing area for multi vehicles, a gas central heating system and double glazing throughout.

This is just a brief description of a property that has so much more. Internal viewing is absolutely essential!

Key Features

PRESENTED TO A HIGH STANDARD

DON'T MISS OUT - BOOK A VIEWING NOW

DUAL ASPECT THROUGH LOUNGE

RECENTLY FITTED BATHROOM SUITE

3 BEDROOMS

WRAP AROUND GARDENS

OFF ROAD PARKING

MUST BE VIEWED

Location

This lovely home couldn't be better placed to access all amenities much needed for day to day living as the neighbouring Chanterlands Avenue has an interesting choice of independent traders and high street supermarkets. However, for a more extensive shopping experience Hull city centre is just a short commute from the property.

Regular public transport connections provide easy access to the city centre and surrounding areas.

There are highly reputable schools, colleges and academies close by for the growing family.

Other amenities include a health centre/surgery, post office, opticians and library.

The MKM Stadium, the Hull Royal Infirmary and the University of Hull are just minutes away from the property.

For those wishing to spend quality leisure time, nights out etc. with friends and family there are many the busy, vibrant, multi cultural cafe bars and restaurants along Chanterlands Avenue, Princes Avenue and Newland Avenue.

All in all a great place to live!

Property Description

Ground Floor

Entrance - Composite double glazed entrance door leads through to the entrance hall.

Entrance Hall - Double glazed window with aspect over the front garden area.

Spindle staircase off to the first floor.

Picture rail.

Classic style radiator.

Solid panel wood flooring.

Through Lounge/Dining Area - 26' 3" x 11' 3" (8.02m x 3.43m) Extremes to extremes.

Dual aspect.

Double glazed bay window with aspect over the front garden area.

Double glazed French doors providing views and access to the rear patio and gardens beyond.

Rustic style chimney breast with open display niche and tiled hearth.

Radiators.

Laminate flooring.

Kitchen - 13' 5" x 9' 10" (4.09m x 3.02m) Extremes narrowing to 3.26m to extremes.

Dual aspect double glazed windows with aspect to the side drive and to the front of the property.

Double glazed door providing access to the rear garden area.



Range of matching base, drawer and wall mounted units.
 Roll edged laminate work surface housing a ceramic single drainer sink unit with a barrel tap swan neck mixer tap over and a feature brick effect tiled splash back surround.
 A further work surface houses a hob, built in oven beneath also with a feature brick effect tiled splash back surround.
 Low level built in wine rack.
 Integrated fridge/freezer.
 Recessed utility/laundry area.
 Radiator.

First Floor

Landing - Spindle rail enclosure.
 Double glazed opaque window.
 Airing cupboard housing the gas central heating boiler.
 Loft hatch through to the roof void.

Bedroom One - 15' 4" x 10' 1" (4.7m x 3.08m) Extremes to extremes.
 Double glazed bay window with aspect over the front garden area.
 Radiator.
 Solid panel wood flooring.

Bedroom Two - 10' 0" x 10' 9" (3.05m x 3.3m) Extremes to extremes.
 Double glazed window with aspect over the rear garden area.
 Radiator.
 Solid panel wood flooring.

Bedroom Three - 10' 0" x 6' 7" (3.06m x 2.02m) Extremes to extremes.
 Double glazed window with aspect over the front garden area.
 Radiator.

Bathroom - White 3-piece suite comprising of a panel bath with a chrome effect flexi shower and rain water shower head over, fixed shower screen, feature brick effect tiled splash back surround, pedestal wash hand basin and low flush W.C.
 Chrome fittings to the sanitary ware.
 Chrome effect upright towel rail/radiator.
 Double glazed opaque window.
 Extractor fan.

Exterior

Rear Garden - Outside to the rear, is a raised decking patio/seating area.
 The garden is also mainly laid to lawn with numerous established trees, plants, flowers and shrubs to the borders and beds.
 The garden to the rear is enclosed with a high level timber perimeter and boundary fence.



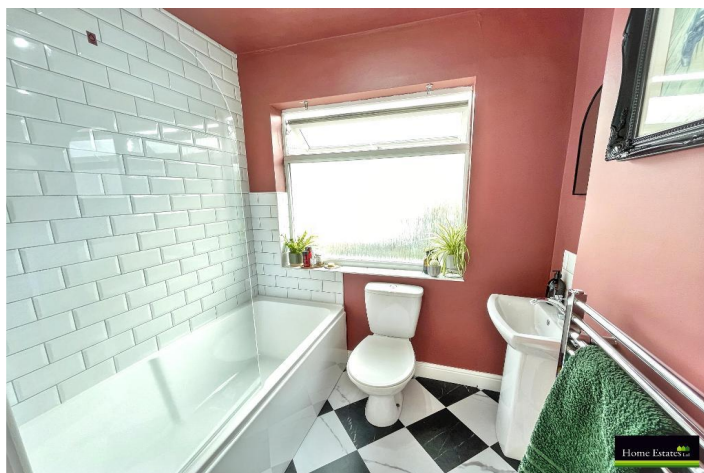
A gardener's shed which is inset to the rear boundary.
A further high level divide with matching access gate leads to the front garden area.

Front Garden - The front garden area has been laid with fine stone chippings for ease of maintenance and further to create a multi vehicle off road parking space or hard standing area.

The front garden area is also laid to lawn and enclosed with an evergreen hedge screening to the boundary with numerous established plants and shrubs inset.
External lighting.

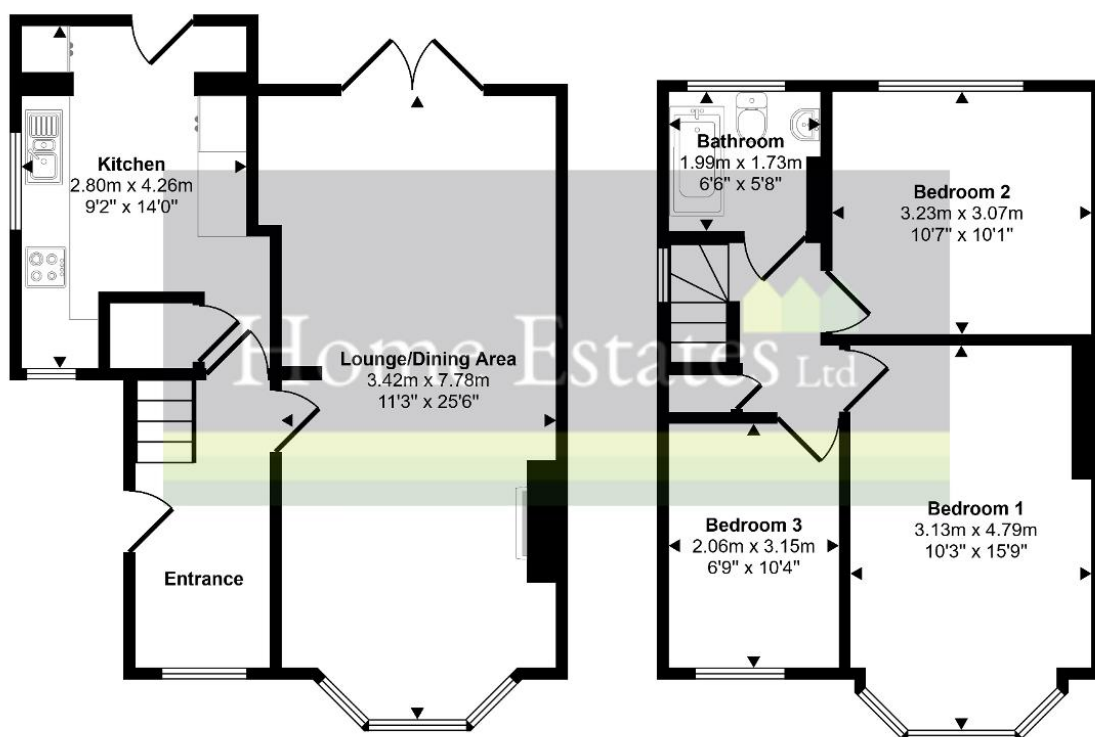
Council tax band: B

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Approx Gross Internal Area
86 sq m / 931 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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