



**84 Southcoates Avenue, Hull, HU9 3HD**

**£190,000**

Immaculately presented four-bedroom mid-terraced home in a popular residential area close to local amenities, ideal for families. The property offers spacious, versatile accommodation with a recent rear extension and loft conversion (with full planning permission). Inside features an entrance hallway, through lounge, downstairs WC and modern dining kitchen, with three bedrooms and a family bathroom on the first floor, plus a fourth bedroom in the converted loft. Outside boasts a low-maintenance grey resin front garden and an enclosed rear garden with patio, artificial lawn and storage shed...

## Ground floor

### Hallway

With entrance door, laminate flooring, radiator, under stairs cupboard, stairs off and doors to:

### Through Lounge

With bay window to the front, carpet flooring and x2 vertical radiator, media wall incorporating built in cupboards.

### Downstairs W/C

With laminate flooring, low flush w/c and wall mounted hand wash basin.

### Kitchen

With window to the rear, click vinyl flooring, radiator, range of contemporary wall & base units & splash backs, sink unit with mixer tap, gas hob, extractor hood, plumbing for automatic washing machine, space for dryer, integrated fridge freezer, wine cooler, breakfast bar, integrated dishwasher, Bluetooth speakers integrated into the ceiling. dining area and French doors to the rear.

## First floor

### Landing

With carpet flooring, stairs off and doors to:

### Bedroom

With window to the front, carpet flooring, radiator and fitted wardrobes.

### Bedroom

With window to the rear, carpet flooring, radiator and fitted sliding wardrobes.

### Bedroom

With window to the front, carpet flooring and radiator.

### Bathroom

With window to the rear, vinyl flooring, heated towel rail, shower cubicle, low flush w/c, vanity hand wash basin and panel enclosed double ended bath.

### Bedroom (Loft)

With velux window, carpet flooring, radiator, built in wardrobes and storage to the eaves.

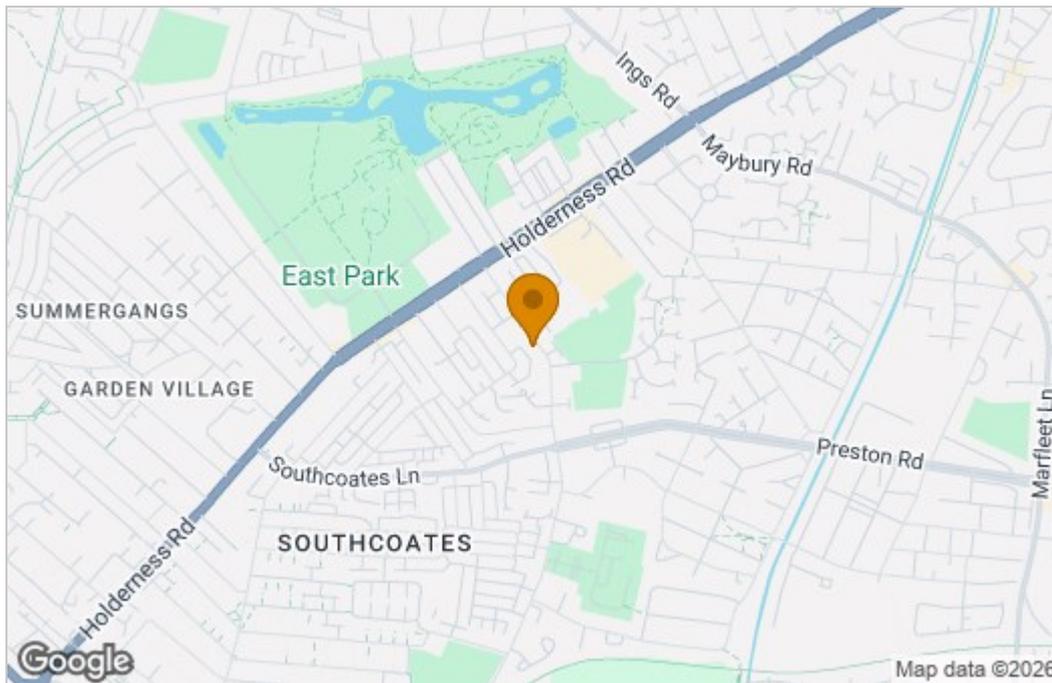
## Exterior

To the exterior is an easily maintainable front garden finished with Grey Resin. and a fully enclosed rear garden, also designed for ease of maintenance with patio, artificial turf and storage shed.

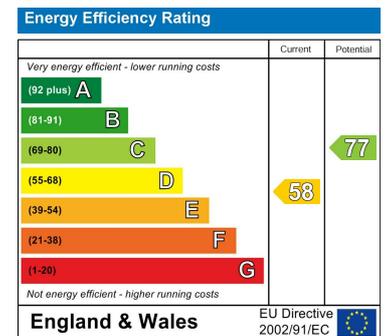
## Floor Plan



## Area Map



## Energy Efficiency Graph



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