



Perth Street, Hull, HU5 3NL

Rarely available in this condition - One not to be missed!

This very special property must be viewed in order to appreciate the size and standard of this amazing property. The property has everything with a super stylish finish and a beautiful, aesthetic feel throughout with quality fixtures and fittings. The property really is in move in to condition- discerning purchasers cannot fail to be impressed. A credit to the present owner who has retained much of the aesthetic feel of the era but further has enhanced the interior to capture all that is needed for modern day to day living.

The tasteful and stylish accommodation is arranged to 2 floors and briefly comprises of an entrance hall, through lounge with a dining area- an ornate fireplace creates a lovely focal point to the room , an attractive kitchen with a modern range of units and integrated appliances, a sun/garden room with French doors that provide lovely views and access to the rear patio and gardens beyond- a great versatile room.

To the first floor there are 2 aesthetically pleasing bedrooms one with full length fitted wardrobes and a bathroom with a superb 4 piece quality suite. Outside to the rear the garden has been laid for ease of maintenance and further to create a lovely peaceful leisure area.

Key Features

A RARE FIND!!- MUST BE VIEWED

STYLISH AND TASTEFUL FINISH
THROUGHOUT

2 BEDROOMS

IMPRESSIVE 4 PIECE BATHROOM

GAS CENTRAL HEATING SYSTEM

DOUBLE GLAZING

ONE NOT TO BE MISSED!

Location

The area is highly sought after due its proximity to all amenities much needed for every day use. There are busy, interesting local traders and high street supermarkets along the neighbouring Chanterlands Avenue. However, the city centre is just a short commute from the property for a more extensive shopping experience.

Highly reputable schools and colleges are close by with other amenities to include a health centre/surgery, post office and library.

The MKM Stadium, the Hull Royal Infirmary and the University of Hull are just minutes away from the property. The area is also well served with good public transport links to the city centre and surrounding areas.

All in all a great place to live!

Property Description

Ground Floor

Entrance - Open arched entrance porch with tiled flooring leading to an double glazed front entrance door with overhead screen window and further leading through to the entrance hall.

Entrance Hall - Staircase off to the first floor.

Cornice.

Radiator.

Lounge/Dining Area - 25' 7" x 10' 11" (7.81m x 3.33m)

Extremes to extremes.

Dual aspect.

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

Further double glazed window with aspect over the rear garden area.

Ornate canopied open grate solid fuel fire with a tiled insert and hearth and over mantle.

Open display shelving to the recesses.

Under stairs meter cupboard.

Radiator.

Laminate flooring.

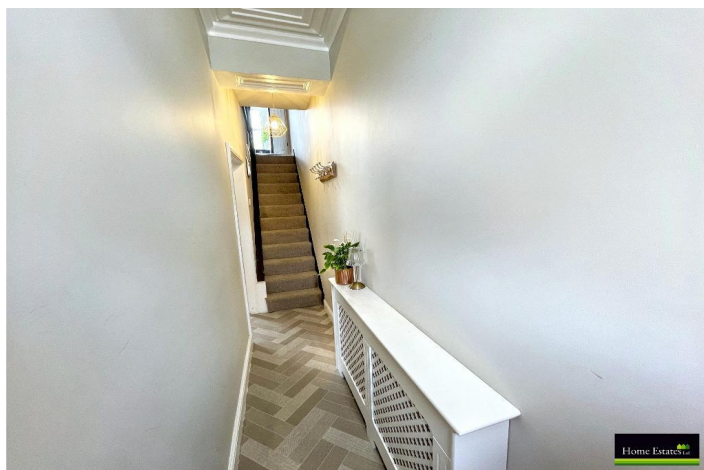
Kitchen - 12' 6" x 7' 8" (3.82m x 2.36m) Extremes narrowing to 3.26m to extremes.

Double glazed window with aspect over the rear walled courtyard area.

Range of matching base, drawer and wall mounted units with brushed steel effect handle detail.

Coordinating laminate work surface housing a single drainer 1&1/2 bowl sink unit with a swan neck mixer tap over and a feature brick effect tiled splash back surround.

The work surface also houses a hob, built in oven beneath and a stainless steel funnel hood extractor fan over also



with a feature brick effect tiled splash back surround.
Integrated dishwasher.
Space for upright fridge/freezer.
Concealed gas central heating boiler.
Recessed down lighting.
Radiator.
Laminate flooring.

Sun/Garden Room - 10' 9" x 8' 3" (3.3m x 2.54m) Extremes to extremes.

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

Partial feature paneling to the walls.

Radiator.

Laminate flooring.

Built in laundry area with plumbing for automatic washing machine.

First Floor

Landing - Split level.

Spindle rail enclosure.

Loft hatch with pull down ladder to a boarded loft space.

Bedroom One - 13' 2" x 10' 7" (4.02m x 3.25m) Extremes plus recess to extremes.

Double glazed windows with aspect over the front forecourt area.

Feature mid level paneling to the walls.

Radiator.

Herring bone style laminate flooring.

Bedroom Two - 12' 3" x 6' 7" (3.75m x 2.03m) Extremes to extremes from the front of the front of the fitted wardrobes into the recess.

Double glazed window with aspect over the rear garden area.

Range of fitted wardrobes with shelves and hanging space and matching overhead storage units.

Radiator.

Bathroom - Victorian style 4-piece suite comprising of a roll top bath tub with ball and claw foot feet and a chrome effect Victorian style mixer tap over, double walk in shower enclosure with flexi shower and rain water shower head over and feature brick effect tiled splash back surround, pedestal wash hand basin and low flush W.C.

Classic style upright towel rail/radiator.

Double glazed opaque window.

Further double glazed window.

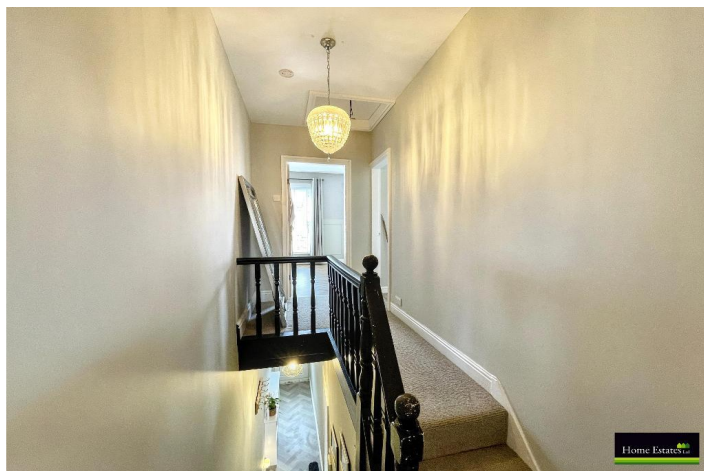
Wall mounted shaver socket.

Recessed down lighting.

Extractor fan.

Herring bone style ceramic tiled flooring.

Exterior



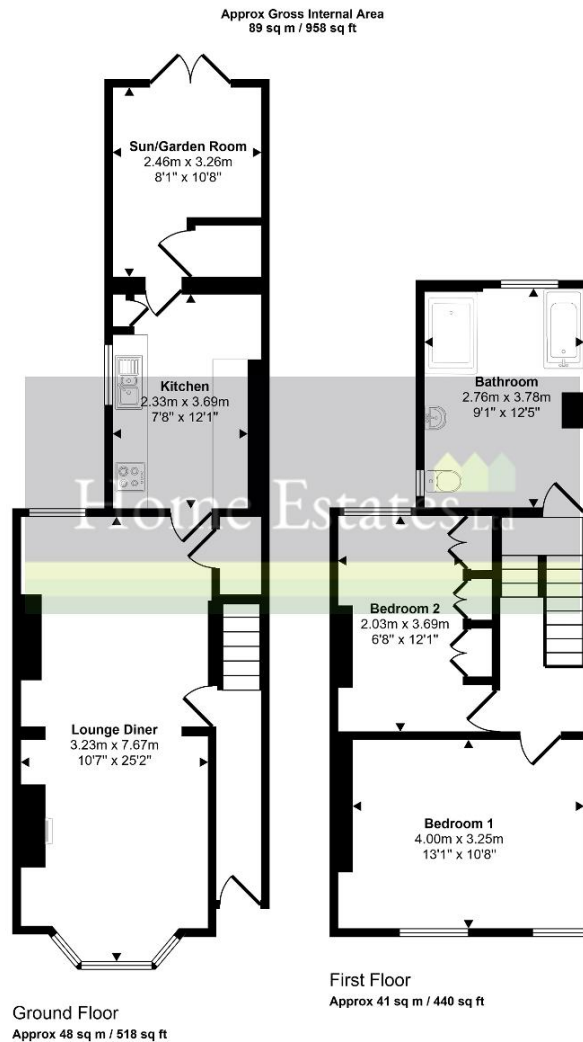
Rear Garden - The rear garden has a full width paved patio/seating area and has been laid with artificial grass for ease of maintenance. All enclosed with a high level timber perimeter and boundary fence. External water supply.

Front Forecourt Area - The front forecourt area has been laid with fine slate chippings for ease of maintenance and is enclosed with a low level brick and boundary wall with a wrought iron enclosure and matching access gate.

Council tax band: A

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.





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		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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