



🛏 3 bed

🛁 1 bath

Offers In The Region Of £245,000

109, Windsor Road

Hull, HU5 4HG.

Council Tax C

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Home Estates are delighted to offer to the market this exceptionally well presented and extended Semi Detached House. The property is perfectly placed within a highly sought after development off Bricknell Avenue. The accommodation flows beautifully from room to room with a highly impressive and stylish finish. A property that has been lovingly refurbished throughout to create bright and spacious easy living accommodation which is arranged to two floors.



GALLERY



LIVING SPACE



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GALLERY



Rooms & dimensions

Entrance Hall

Double glazed front entrance door to Entrance hall with spindle staircase off to the first floor, feature paneling to the walls, built in storage cupboard, oak grained effect laminate flooring, coving and radiator, under stairs meter cupboard.

Cloaks/WC

With a white 2 piece suite comprising of a wall mounted wash hand basin with a tiled splash back surround, low flush w.c., wall mounted gas central heating boiler. Joined utility with plumbing for automatic washing machine, roll edge laminate work surface above and double glazed opaque window.

Through Lounge/Dining Area

7.08m x 3.91m (23' 3" x 12' 10")

Extremes to Extremes narrowing to 2.66m in dining area. Double glazed bow window with aspect over the front garden area, double glazed French doors providing views and access to the rear patio and gardens beyond. Wall mounted focal point log effect gas fire with oak over mantle to the lounge area, radiator, oak grained effect hardwood flooring.

L Shaped

Extended

Breakfast/Dining Kitchen

6.57m x 5.77m (21' 7" x 18' 11")

Extremes narrowing to 2.58m x Extremes narrowing to 2.89m Double glazed window looking over the rear garden area, a range of high gloss base, drawer and wall mounted units with a co-ordinating work surface housing a ceramic single drainer sink unit with a swan neck mixer tap over and a contrasting tile splash back surround. Work surface housing hob with extractor fan over and tiled splash back surround. Integrated dish washer and a further matching housing for double oven. Space for American style fridge/freezer, built in low level wine rack, built in and co-ordinating breakfast bar/work surface and space for a good size dining table. Partial tiling to the floor in the dining area and radiator. A further double glazed window looks over the rear garden area and double glazed door providing access to the rear garden. Within the main kitchen area is oak grained effect laminate flooring.

First Floor Landing

With spindle rail enclosure, double glazed opaque window, built in airing cupboard and coving.

Bedroom 1

3.34m x 2.38m (10' 11" x 7' 10")

To front of fitted wardrobes plus door access and to front of fitted wardrobes and dressing table recess. Double glazed window with aspect over the front garden, range of fitted wardrobes with shelves and hanging space, brushed steel effect handle detail. Radiator and coving.

Bedroom 2

3.00m x 2.27m (9' 10" x 7' 5")

Extremes plus door access to Extremes plus fitted wardrobes and door access Double glazed window with aspect over the rear garden area, range of slide robes with shelves and hanging space, radiator and coving.

Rooms & dimensions

Bedroom 3

2.53m x 2.08m (8' 4" x 6' 10")

Extremes to Extremes plus fitted wardrobes
Double glazed window with aspect over the front garden area, range of fitted wardrobes with shelves, hanging space, matching overhead storage unit and built in dressing table unit and matching drawer unit. Further overbed storage units and open display shelving. Radiator and coving.

Bathroom

A 3 piece suite comprising of a P shaped panel bath, built in vanity wash hand basin with storage space beneath and built in low flush w.c. all with a contrasting tile surround. Electric shower over the bath and fixed shower screen, chrome fittings to the sanitary ware, double glazed opaque window, chrome effect upright towel rail/radiator.

Outside

To the rear is a paved patio/seating area and a raised decking patio inset to the perimeter. The garden has been laid with fine stone chippings for ease of maintenance with borders housing established trees, plants, flowers and shrubs. There is as timber garden shed, the garden is enclosed with a high level timber perimeter and boundary fence. External water supply. There is also a timber water feature inset. The front garden area has also been laid with fine stone chippings for ease of maintenance and further to create an additional off road parking space/hard standing area. There is a block paved drive which extends to the garage. The garage has been partially converted but has remained a space for storage. External water supply.



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