30 Colville Avenue, Hull, HU4 7RN

£259,950

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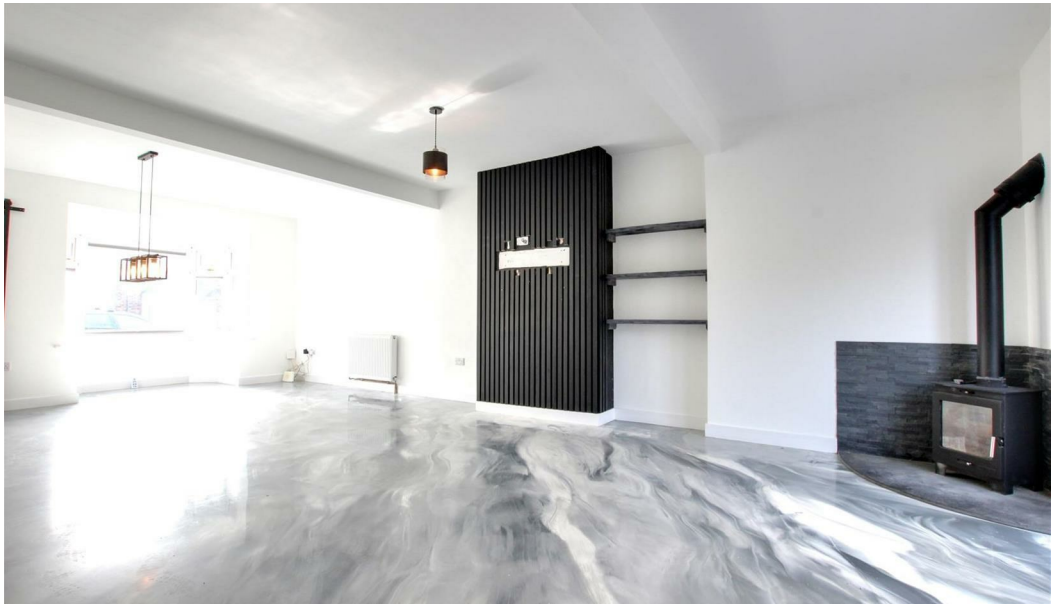


- FULLY REMODELLED INTERNALLY
- EXPANSIVE LAYOUT
- CONVENIENT SETTING
- TWO WELL SPECIFIED BATHROOMS
- FOUR DOUBLE BEDROOMS
- GENEROUS PARKING AND GARAGE
- IDEAL FOR APPLICANTS LOOKING FOR A LARGER THAN AVERAGE HOME
- CONTEMPORARY STYLING

FULLY MODERNISED AND EXTENDED HOME, WITH LIVING ACCOMMODATION IN EXCESS OF 1800 SQUARE FEET.

This versatile and vastly improved family home has undergone a programme of full upgrade and improvement with an impressive open layout offering great versatility for a number of applicant profiles.

Homes with such expansive living and having been completed to such a modern standard remain a rare opportunity within such a setting and remains suitable for families looking for the elusive fourth bedroom and living over 3 floor levels.

A further inspection is advised to acknowledge the scale of living space on offer with the well-presented accommodation comprising; Entrance, Open Plan Lounge/Dayroom extending to a smartly appointed Kitchen with full access to the landscaped gardens.

To the first floor three Bedrooms feature with a smartly appointed and oversize Family Bathroom. To the second floor a Bedroom Suite with Ensuite provision and a storage/games/cinema area also exists.

Externally, generous parking provision exists with double off street parking and Garage with private and well screened landscaped gardens with a lifestyle appeal.

Affordable 4 Bedroom homes offering this size of layout remain difficult products to find, with early inspection recommended given the uniqueness of property and offered to the market with no onward chain.

GROUND FLOOR

ENTRANCE HALLWAY
Accessed via uPVC double glazed entrance door with entrance porch, extending through to full open plan lounge/ day room via wall mounted oversize sliding door.

OPEN PLAN DAY ROOM / LIVING ROOM 30'10" x 13'8" (9.40 x 4.18)
A most impressive contemporary style reception space, with staircase approach leading to first floor level, excellent levels of natural daylight provided via walk-in bay window to to the front outlook, cast iron log burner, contemporary radiators, oversize double doors leading to the rear garden area, generous walk-in cupboard, extending open plan to...

KITCHEN / DINING ROOM 10'4" x 11'10" (3.17 x 3.62)
Impressively styled contemporary kitchen featuring an expansive range of white gloss wall and base units, contrasting Galaxy granite work surfaces, tiled splashbacks, integrated appliances include double ovens, induction hob with extractor canopy, inset sink and drainer with feature mixer tap, full height fridge freezer and additional fridge freezer also, integrated washing machine, uPVC double glazed window to the rear garden outlook also.

FIRST FLOOR

LANDING 19'8" x 5'11" (6.00 x 1.81)
With balustrade and spindles, further staircase leading to the second floor level, uPVC double glazed window to the front elevation, landing gives access to three double bedrooms and generous family bathroom.

BEDROOM TWO 17'1" x 10'6" (5.23 x 3.21)
Of excellent proportions with space for double bed and freestanding bedroom furniture, walk-in bay window to the front outlook.

BEDROOM THREE 13'10" x 10'5" (4.22 x 3.19)
With elevated outlook over rear garden, of a generous size with space for freestanding bedroom furniture.

BEDROOM FOUR 17'1" x 7'7" (5.22 x 2.33)
With uPVC double glazed window to the front outlook, of double bedroom proportions with space for freestanding bedroom furniture.

HOUSE BATHROOM 9'6" x 14'5" (2.90 x 4.40)
Immaculately appointed with white sanitaryware, offering an expansive family bathroom space, incorporating low flush w.c, pedestal wash hand basin, P-shaped panel bath with shower screen and wall mounted shower console and showerhead over, feature flooring and partially tiled wall coverings, heated towel rail.

SECOND FLOOR
Landing gives access to principal bedroom and storage / walk-in wardrobe.

BEDROOM ONE / PRINCIPAL BEDROOM 23'7" x 12'6" (7.20 x 3.82)
(at longest and widest point)
Of a superb size having been extended into the roof space, with oversize dormer and full views offered via uPVC double glazed window to the rear.

EN SUITE SHOWER ROOM 7'5" x 3'1" (2.28 x 0.96)
With low flush w.c, wall mounted wash hand basin, shower cubicle with sliding door and wall mounted showerhead and console, heated towel rail, tiling to splashbacks.

STORAGE/GAMES/DRESSING ROOM 23'5" x 8'0" (7.16 x 2.45)
A versatile space of an excellent size, has potential to be used for a multitude of purposes, restricted headroom, must be seen to be fully appreciated.

OUTSIDE
Colville Avenue remains conveniently positioned within a central Anlaby Common setting, offering further access to surrounding West Hull village locations and being on the main arterial road network into Hull itself.
Ample parking space exists to the property frontage, occupying a wide plot, in turn leading to a single garage with electronically operated access door.
Landscaped gardens feature to the rear, with patio terrace extending from the immediate building footprint, raised planters, boarded fencing offers privacy and seclusion to perimeter boundaries.

AGENTS NOTE
This well presented property offers ready to move in family living, offering applicants something a little bit different given the generous size and impressive layout to three floor levels, with viewing available via the sole selling agents Staniford Grays.

FIXTURES AND FITTINGS
Various quality fixtures and fittings may be available by separate negotiation.

SERVICES
(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'B'.

TENURE
We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING
Strictly by appointment via sole selling agent, Staniford Grays.
Website- Stanifords.com Tel: (01482) 631133
E-mail: swansales@stanifords.com

WEBSITES
www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire
At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS-DISCLAIMER
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

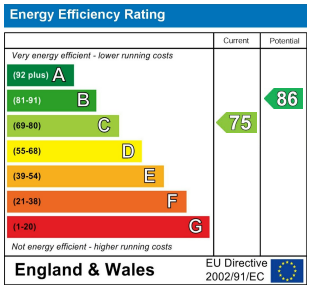
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

FEES
The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.

Floor Plans

Location Map

Energy Performance Graph



Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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