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Limb
MOVING HOME



59 Hamlyn Avenue, Hull, HU4 6BT

- 📍 Semi-Detached House
- 📍 3 Bedrooms + Loft
- 📍 Modern Kitchen
- 📍 Council Tax Band = C

- 📍 Lounge With Multi-Fuel Stove
- 📍 Off Street Parking
- 📍 Westerly Rear Garden
- 📍 Freehold / EPC =

£235,000

INTRODUCTION

This well-presented semi-detached family home occupies a quiet cul-de-sac position, complete with off-street parking to the front and a desirable westerly facing garden to the rear. The interior features a welcoming entrance hallway leading into a spacious through lounge/diner, anchored by a cosy log-burning stove and a bright bay window. At the heart of the home is a modern kitchen boasting elegant granite worktops, integrated appliances, and French doors that open onto the garden. The first floor offers two generous double bedrooms, a further single bedroom, and a contemporary family bathroom. Additionally, a fixed staircase leads to a versatile, boarded, carpeted and decorated loft space. With a detached garage to the rear and an attractive finish throughout, viewing is strongly recommended.

LOCATION

Hamlyn Avenue is situated off Anlaby Road close to its junction with Calvert Lane. The property lies on a bus route which leads into Hull city centre or in a westerly direction through the suburbs and into the villages. The general area affords a number of shops and amenities, together with both primary and secondary schooling.

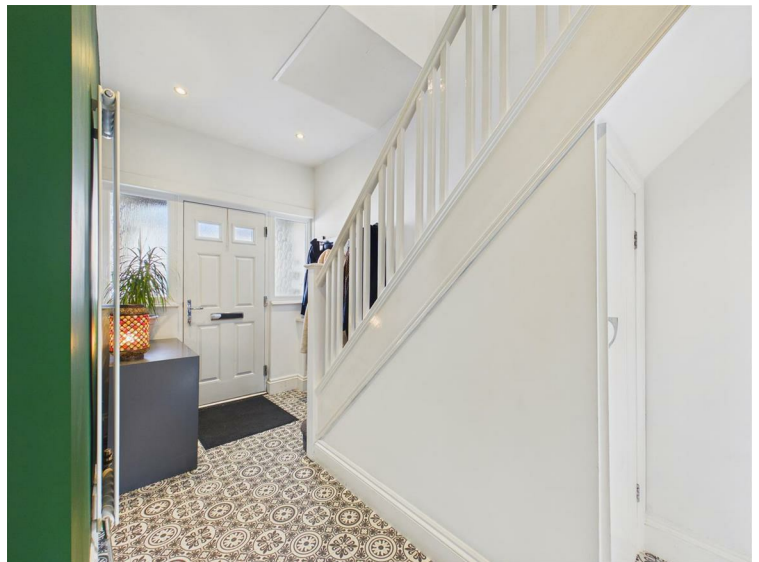
ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

ENTRANCE HALLWAY

With feature flooring and staircase leading up to the first floor with cupboard under.



LOUNGER / DINER



LOUNGE AREA

With multi-fuel stove upon a slate hearth with oak mantle. Bay window to the front elevation.



DINING AREA

With bay and door leading out to the westerly rear garden.



KITCHEN

Having a range of modern base and wall units with granite worktops incorporating and inset sink with shower style mixer tap, oven, four ring gas hob with extractor above and a dishwasher. There is housing for a fridge/freezer, windows to the side and rear and French doors leading out to the rear garden.



FIRST FLOOR

LANDING

With window to side and door to fixed staircase leading up to the loft.

BEDROOM 1

With hanging rails fitted to alcoves. Bay window to the front elevation.



BEDROOM 2

With window to rear.



BEDROOM 3

Window to the front elevation.



BATHROOM

With modern suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Tiled floor and window to the side elevation.

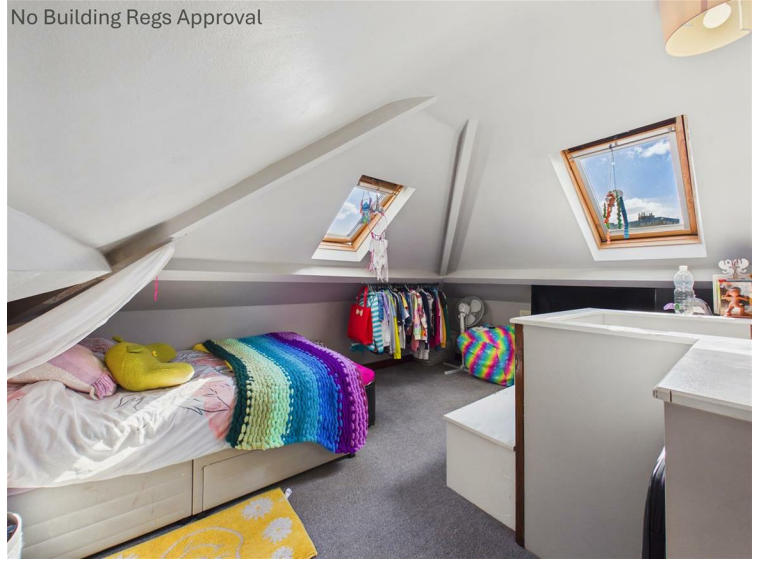


LOFT SPACE

With Velux windows to side and rear.

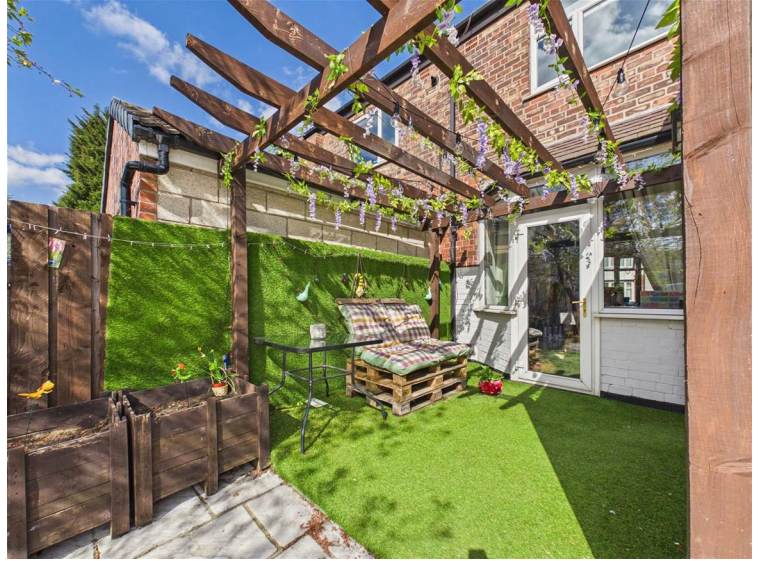
PLEASE NOTE THAT THIS AREA DOES NOT HAVE CURRENT BUILDING REGULATION APPROVAL AND CAN ONLY BE CLASSED AS STORAGE SPACE RATHER THAN LIVING ACCOMMODATION.

No Building Regs Approval



OUTSIDE

To the front of the property, a driveway provides convenient off-street parking, while shared side access leads through a secure gate to the rear. The rear garden is a particular highlight, enjoying a desirable westerly aspect that captures the best of the afternoon and evening sun. Designed for outdoor enjoyment, the garden features a neat lawn alongside an attractive shaped patio and a versatile decked area—complete with a pergola—directly adjoining the house. For practical needs, a detached garage is situated at the foot of the garden, accessed via a rear tenfoot.



REAR VIEW



HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of uPVC double glazing.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

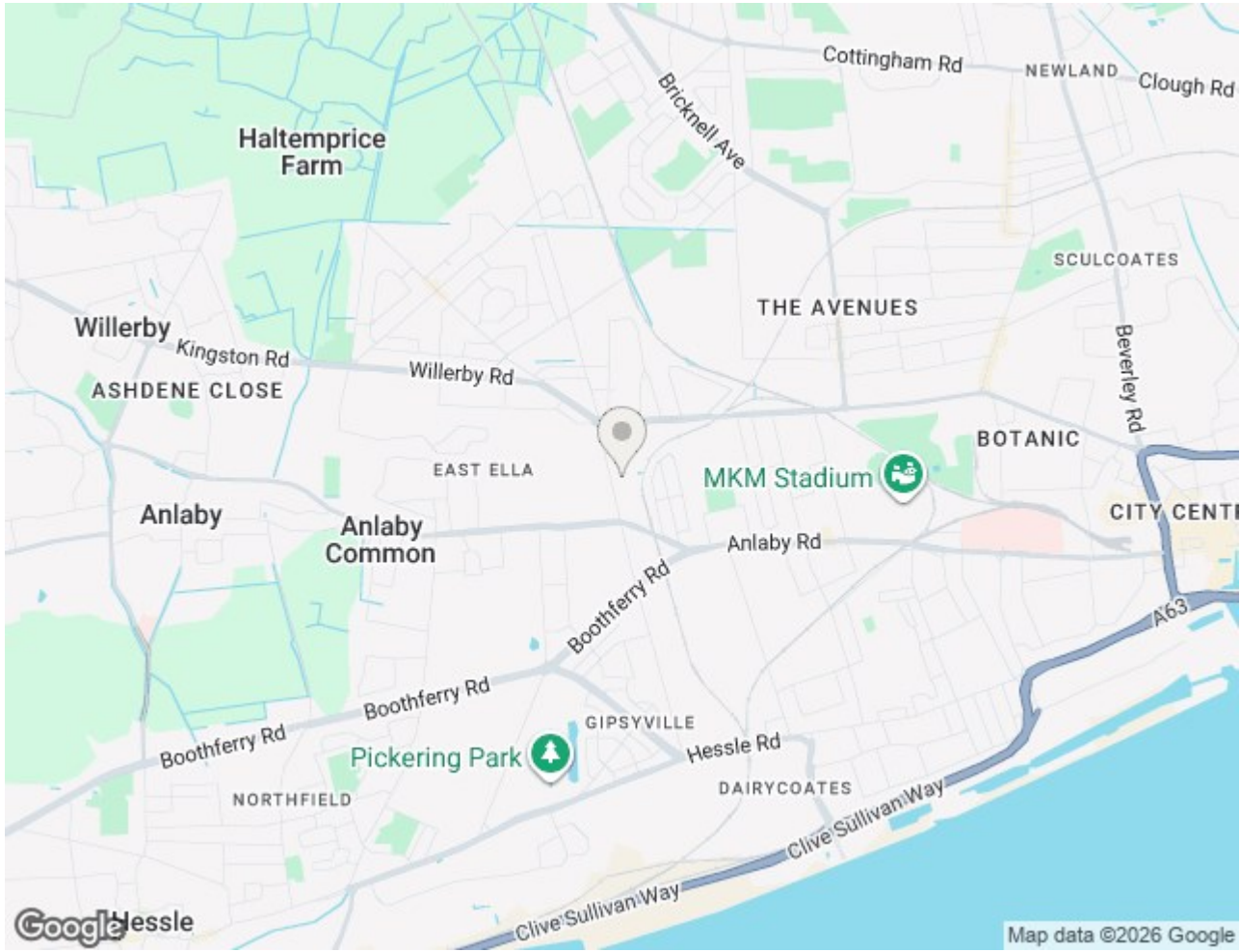
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

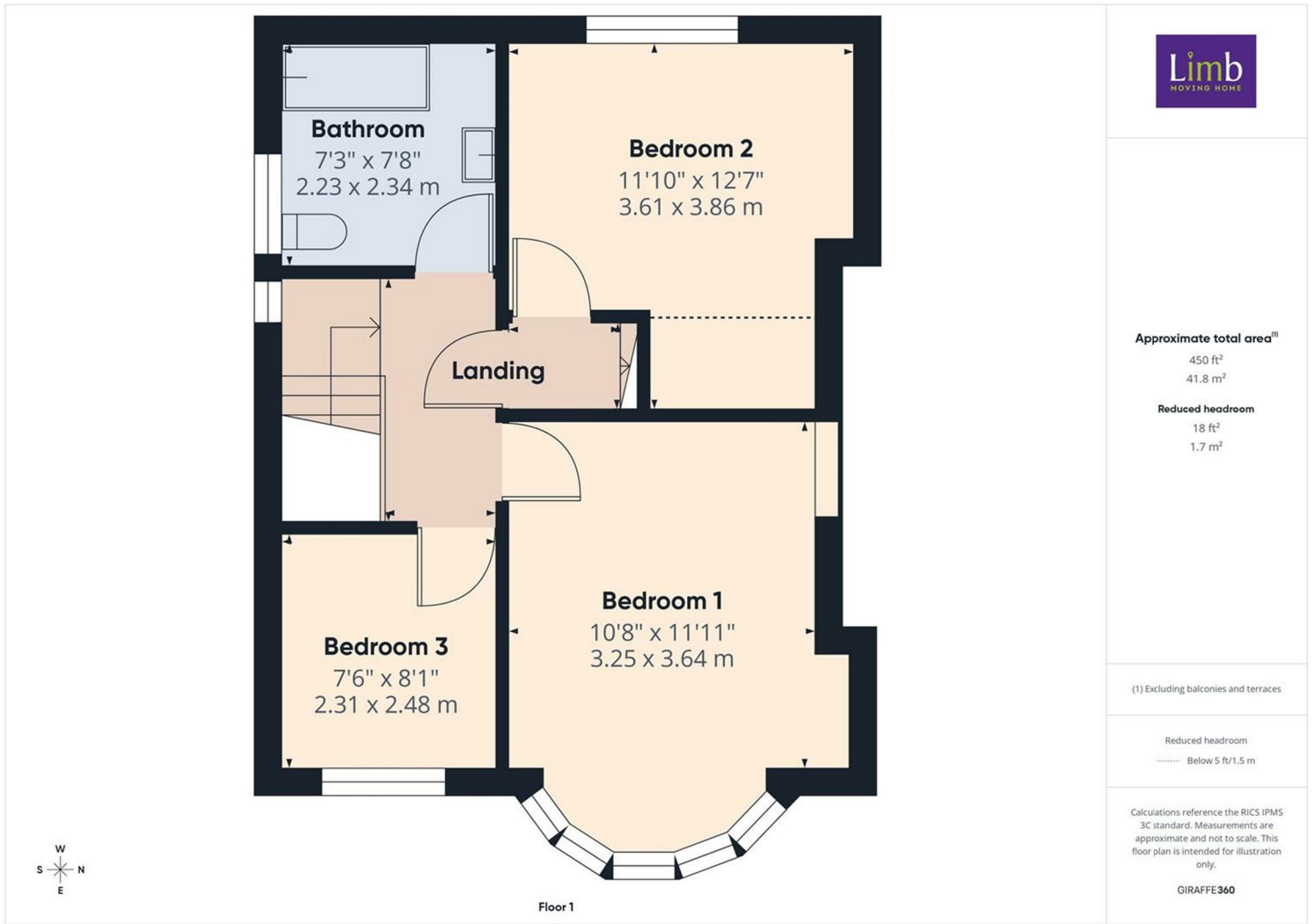
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. AI may have also been used to enhance photography.

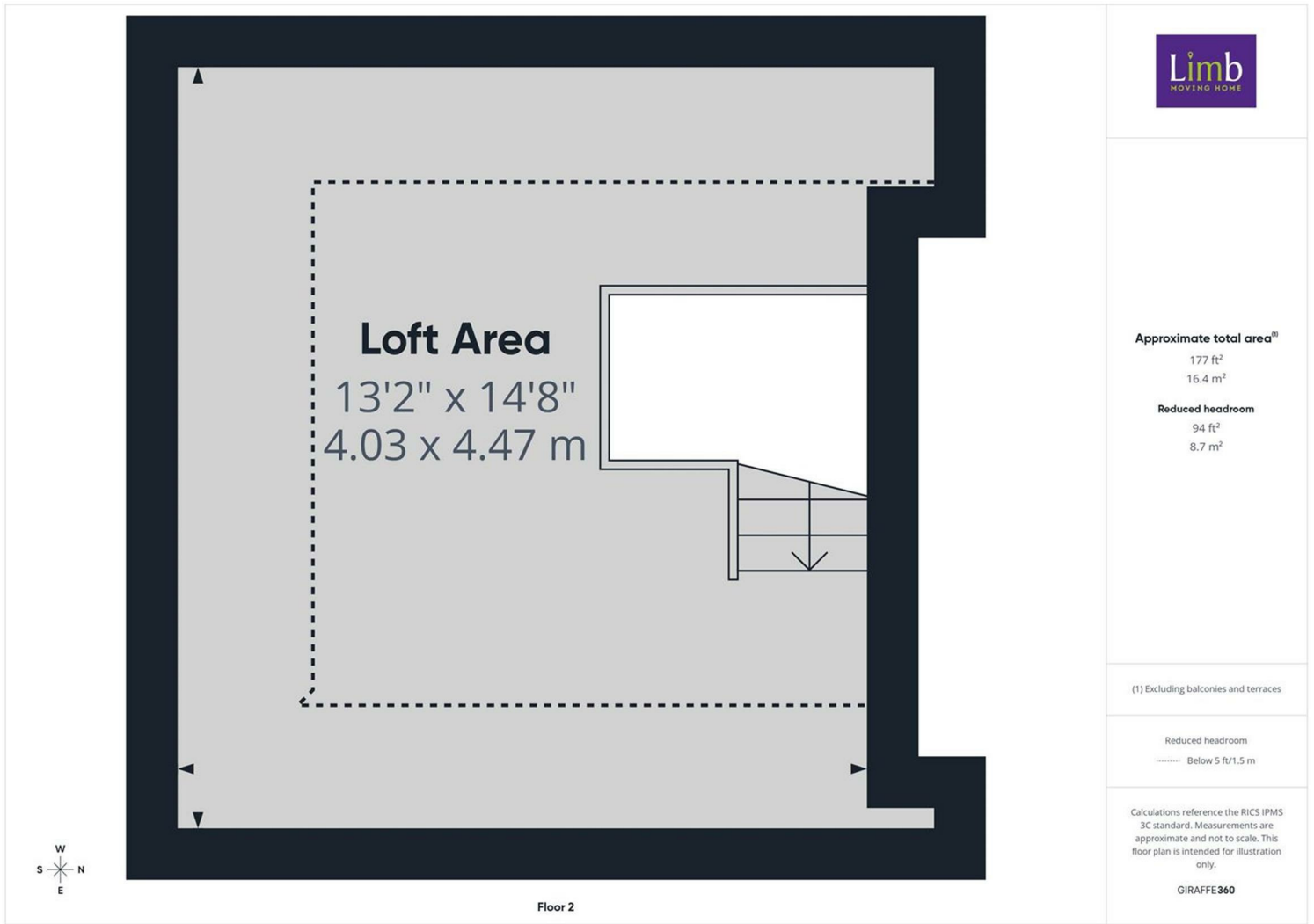
PROPERTY TO SELL?


If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	