Home Estates Ltd

3 Bedroom for Sale

£165,000







Newtondale, Hull HU7 4BW

Property Description

GUIDE PRICE OF £165,000 - £170,000

A very special property that has been the subject of tasteful and stylish redesign to the ground floor thus creating deceptively bright and spacious living areas flowing beautifully from room to room. The interior is versatile to provide quiet living areas or open plan areas for entertaining and family gatherings. The super smart accommodation is arranged to 2 floors and briefly comprises of an entrance porch/cloaks area, spacious entrance hall with a ground floor cloak room with a 2 piece suite. Extending through from the hall is an impressive lounge with a log burning stove fire creating a lovely focal point to the room. Double french doors lead through to the dining kitchen which is open plan to the conservatory. The kitchen has an attractive range of unit which are futher complemented with integrated appliances and coordinating fixtures and fittings. This is a very well planned domestive preparation area with lots of space for informal dining and entertaining. To the 1st floor there are 3 aesthetically pleasing bedrooms all with the benefit of fitted furniture and wardrobes, thus creating ample hanging and storage space. The bathroom has also been the subject of tasteful upgrading with a quality 4 piece suite to include a separate walk in shower enclosure. Outside to the front and rear of the property the gardens have been laid for ease of maintenance and to the rear is a conveniently accessed off road parking area or hard standing.

As one would expect from a property of this calibre there is also a gas central heating system and double glazing throughout.

Key Features

- SEMI DETACHED PROPERTY
- OPEN PLAN LIVING
- CONSERVATORY
- 3 AESTHETICALLY PLEASING BEDROOMS
- TASTEFULLY DESIGNED BATHROOM
- OFF ROAD PARKING
- POPULAR RESIDENTIAL LOCATION
- EARLY VIEWING ADVISED

Property Information

Location
Sutton Park is ever popular and well known for its wealth of amenities which are just a short commute from the property. Within the Kingswood retail and leisure park is quite literally just minutes away with everything one would need for day to day living. There are many high street stores and supermarkets. Regular public transport links provide good connections to the city centre and surrounding areas. Motorway connections also provide good links to the village of Cottingham and the historic town of Beverley and extending further to the East Coast resorts. For the growing family there are highly reputable schools, colleges and academies close by. Othere amenties include a health centre, fitness centre and for leisure there is a cinema, bowling alley and many well visited family restaurants to choose from.

All in all a great place to live!

Ground Floor

Entrance Porch
Double glazed door to entrance porch with double glazed windows looking over the front garden area.
Further double glazed entrance door with matching side screen leads to the Entrance Hall.

Entrance Hall
Bespoke bannister with stainless steel detail inset.
Staircase off to first floor.
Under stairs meter cupboard.
Radiator.
Laminate Flooring.
Coving.

Lounge *4.78m x 3.57m (15' 8" x 11' 9")*
Double glazed window with aspect over the front garden area.
Double doors to Dining Kitchen.
Feature Log burning stove standing on a High Gloss hearth with tiled back.
Radiator.
Coving.









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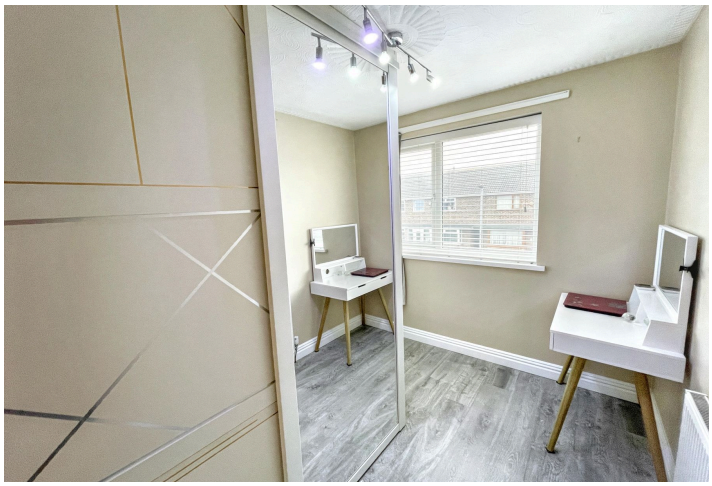
Dining Kitchen *5.46m x 3.64m (17' 11" x 11' 11")*
Open plan to conservatory.
Double glazed window with aspect over the rear garden area.
Range of High Gloss base, drawer and wall mounted units with chrome effect handle detail.
Coordinating laminate work surface housing hob, extractor fan over with a high gloss splash back surround.
Integrated washing machine.
Matching housing for a double oven.
Deep built in storage cupboard with shelving.
Space for American style fridge/freezer.
Space for a good size dining table.
Radiator.
Laminate Flooring.





Conservatory *3.68m x 2.45m (144' 11" x 96' 5")*
Double glazed windows and double glazed French doors providing views and access to the rear garden decking patio and garden beyond.
High level double glazed opaque privacy screen window.
Radiators.
Laminate flooring.

1st Floor

Landing
Loft hatch through to roof void.
Cupboard housing gas central heating boiler

Bedroom 1 *3.31m to front of fitted wardrobes and plus door access x 3.09m (10' 10" x 10' 2")*
Double glazed window with aspect over the front garden area.
Fitted wardrobe with shelf and hanging space.
Radiator.

Bedroom 2 *2.81m to front of fitted wardrobes x 2.40m (9' 3" x 7' 10") plus door access*
Double glazed window over the rear garden area.
Fitted wardrobe with shelves and overhead storage.
Radiator.
Laminate flooring.

Bedroom 3/Home Office/Study *2.97m to extremes x 2.30m to extremes (9' 9" x 7' 7")*
Room narrows due to stair bulkhead.
Double glazed window with aspect over the front garden area.
Built in furniture providing ample storage and hanging space.
Radiator.
Laminate flooring.

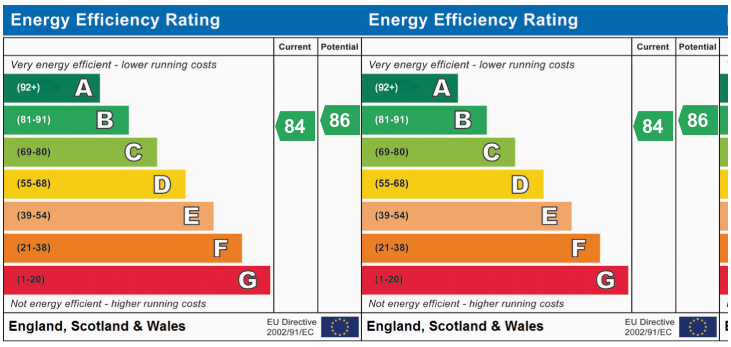
Bathroom

Double glazed opaque window.
With a 4 piece suite comprising of a panlled bath, walk in shower enclosure, built in vanity wash hand basin with storage beneath and low flush WC.
Contrasting tiled surround.
Chrome fittings to the sanitary ware.
Chrome effect upright towel rail/radiator.
Extractor.
Recessed down lighting.

Outside

Outside to the front and rear of the property the gardens have been laid for ease of maintenance and to the rear is a conveniently accessed off road parking area or hard standing.

Council Tax A



Address: Newtondale, Hull HU7 4BW

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England, Scotland & Wales
EU Directive 2002/91/EC
84
86

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