

61 Watt Street, Hull, HU9 3BJ

Offers Over £190,000

A beautifully presented and spacious 3-bedroom family home set on a generous plot, featuring off-street parking, a versatile loft room, and a lovely rear garden with a detached garage. Offering open-plan living and a modern kitchen with French doors to the garden, this property is perfect for growing families seeking comfort and convenience in a sought-after location. Early viewing highly recommended!

## Ground Floor

### Entrance Hallway

Step into a welcoming entrance hallway, featuring a double-glazed door with surrounding windows, laminate flooring, radiator, and a useful under-stairs storage cupboard. Stairs lead to the first floor, with doors off to the main living areas.

### Lounge

A bright and inviting space with a bay window to the front aspect, carpet flooring, and a feature fireplace. The room is open plan to:

### Dining Room

Offering a great flow for entertaining, with carpet flooring, a radiator, and a door leading back to the hallway.

### Downstairs W/C

Convenient ground floor cloakroom with a window to the side, laminate flooring, part-tiled walls, wall-mounted hand wash basin, and low flush W/C.

### Kitchen

A spacious and extensively fitted kitchen, perfect for families. Features include inset lighting, tiled flooring, a comprehensive range of wall and base units with contrasting work surfaces, breakfast bar, tiled splashbacks, and a 1 1/4 sink unit with mixer tap. Appliances include an electric oven, gas hob, and extractor fan. A window and French doors open out to the rear garden, flooding the room with natural light.

## First Floor

### Landing

With carpet flooring and a window to the side, offering access to the bedrooms and stairs leading to the loft space.

### Bedroom One

A spacious double bedroom with a bay window to the front, carpet flooring, radiator, and fitted wardrobes.

### Bedroom Two

Another well-sized double bedroom with a window to the rear, laminate flooring, radiator, and fitted wardrobes.

### Bedroom Three

A good-sized single bedroom with a window to the front, carpet flooring, and radiator.

### Shower Room

Modern and stylish, comprising a walk-in shower with

drench head, vanity hand wash basin, low flush W/C, heated towel rail, part tiled walls, and tiled flooring. Window to the side aspect.

### Loft Space

Accessed via stairs from the landing, this converted loft offers additional versatile space with a Velux window, carpet flooring, and useful eaves storage.

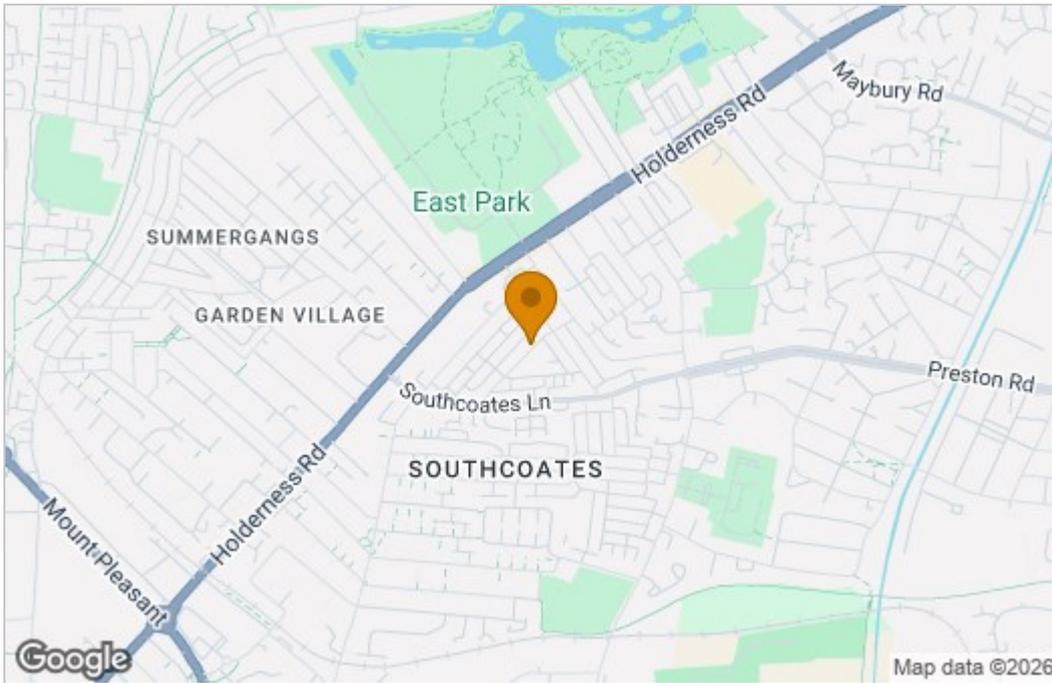
### Exterior

The property occupies a large and attractive plot, with a paved frontage providing off-street parking for two vehicles. The rear garden is a true highlight, featuring a paved seating area, well-maintained lawn, raised flower beds, and a detached garage with rear door, window, and access to the rear ten-foot.

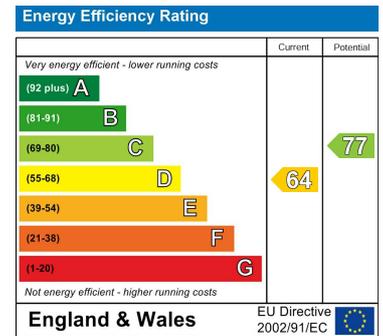
## Floor Plan



## Area Map



## Energy Efficiency Graph



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