



Penshurst Avenue, Hessle, HU13 9EL

This superb property has been the subject of tasteful and stylish enhancement both internally and externally thus creating a highly impressive place to call home!

The internal accommodation is in move in to condition with bright and spacious living accommodation comprising of an entrance porch, which leads through to the entrance vestibule and cloaks area, a superb lounge with a dining area mainly open plan to the ground floor and kitchen with an attractive range of units which are further complemented with integrated appliances and coordinating fixtures and fittings thus creating a well planned domestic preparation area with space for informal dining. There is also a separate ground floor W.C.

To the first floor there are 3 aesthetically pleasing bedrooms, the main bedroom having the benefit of fitted wardrobes thus creating ample hanging and storage space and also to the first floor is a bathroom with a modern white suite.

A great addition to the property via a fixed staircase is a converted loft area with a skylight window, power and light. A great versatile area ideal for hobby space, home office or computer study area.

Outside the garden serves to enhance the overall presentation throughout and is mainly laid to lawn with a patio/seating area, soft play area, summer house and gardeners shed. A lovely leisure area great for entertaining or simply lazy summer days.

The front of the property has been laid for ease of maintenance and further to create an off road parking space or hard standing area.

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

Very rarely available in this condition, one not to be missed!

Key Features

MOVE INTO CONDITION

SPACIOUS THROUGH
LOUNGE/DINING AREA

3 BEDROOMS

MODERN FF BATHROOM & GF WC

BOARDED LOFT SPACE

OFF ROAD PARKING

MUST BE VIEWED

Location

Penshurst Avenue is ideally located for all amenities much needed for day to day living.
Within Hessle village there are many busy independent traders and high street supermarkets.
Regular public transport links create easy access to the Hull city centre and the neighbouring West Hull villages.
There are highly reputable schools, colleges and academies close by.
Other amenities include a post office, banking hub, a health centre and library.
For those wishing to spend quality leisure time, nights out etc. with friends and family there are many well visited, vibrant and multi cultural public houses, cafe bars and family restaurants to choose from within Hessle Square and the Weir.

Property Description

Ground Floor

Entrance - Double glazed front entrance door leads through to an entrance porch.

Entrance Porch - Double glazed windows with overhead screen windows.
A further glazed door leads through to the entrance vestibule.

Entrance Vestibule - Staircase off to the first floor.
Radiator.
Laminate flooring.

Lounge - 14' 4" x 12' 2" (4.39m x 3.72m) Extremes to extremes.
Glazed French doors through to the dining kitchen.
Double glazed bay window with aspect over the front garden area.
Chimney breast with a stone pebble effect focal point fire.
Open display shelving and low level storage cupboards to the recesses.
Coving.
Radiator.
Laminate flooring.

Dining Area - 13' 9" x 9' 6" (4.21m x 2.91m) Extremes to extremes.
Leading to the kitchen.
Under stairs cloaks cupboard.
Space for dining table.
Open display shelving and low level storage units to the recesses.
Recessed downlighting.
Coving.
Radiator??



Laminate flooring.

Kitchen - 10' 10" x 7' 4" (3.32m x 2.25m) Extremes to extremes.

Double glazed windows with aspect over the rear garden area.

Range of high gloss base, drawer and wall mounted units with chrome effect handle detail.

Coordinating fine granite effect work surface housing a hob, built in double oven beneath and extractor fan over with a matching splash back surround.

A further work surface houses a 1&1/2 bowl single drainer sink unit with a flexi tap over.

Integrated dishwasher.

Integrated washing machine.

Integrated fridge/freezer.

Recessed downlighting.

Plinth lighting.

Upright classic style radiator.

Laminate flooring.

Rear Entrance Vestibule - Double glazed rear entrance door.

GF Cloaks/WC - White 2-piece suite comprising of a vanity wash hand basin with high gloss splash back surround and storage space beneath and low flush W.C.

High level storage cupboard.

Recessed downlighting.

Chrome fittings to the sanitary ware.

Chrome effect upright towel rail/radiator.

Laminate flooring.

First Floor

Landing - Spindle rail enclosure.

Fixed staircase off to a boarded loft space.

Bedroom One - 11' 11" x 7' 6" (3.64m x 2.29m) Extremes to extremes from the front of the fitted wardrobes.

Double glazed window with aspect over the front garden area.

Twin fitted mirrored slide robes with shelves and hanging space.

Radiator.

Laminate flooring

Bedroom Two - 9' 4" x 7' 5" (2.87m x 2.28m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Range of full width slide robes with shelves and hanging space.

Radiator.

Laminate flooring.

Bedroom Three - 9' 2" x 6' 8" (2.8m x 2.04m) Extremes to



extremes.

Double glazed window with aspect over the front garden area.

Walk in wardrobe with shelves and hanging space.

Radiator.

Laminate flooring.

Bathroom - White 3-piece suite comprising of a panel bath, pedestal wash hand basin and low flush W.C. all with a contrasting tiled surround.

Electric shower over the bath.

Chrome fittings to the sanitary ware.

Radiator.

Double glazed opaque window.



Second Floor

Boarded Loft Space - 10' 2" x 8' 10" (3.12m x 2.71m)

Extremes plus recess to extremes.

Built in storage cupboard to the stairwell.

Fitted Velux skylight window.

Classic style radiator.

Storage to the eaves.

Recessed downlighting.



Exterior

Rear Garden - Outside to the rear, there is a paved patio/seating area.

The garden is also laid to lawn with a high level timber perimeter fence.

A further paved patio/seating area to the rear with a high level boundary fence.

Summerhouse with air conditioning, power, light and double French glazed doors.

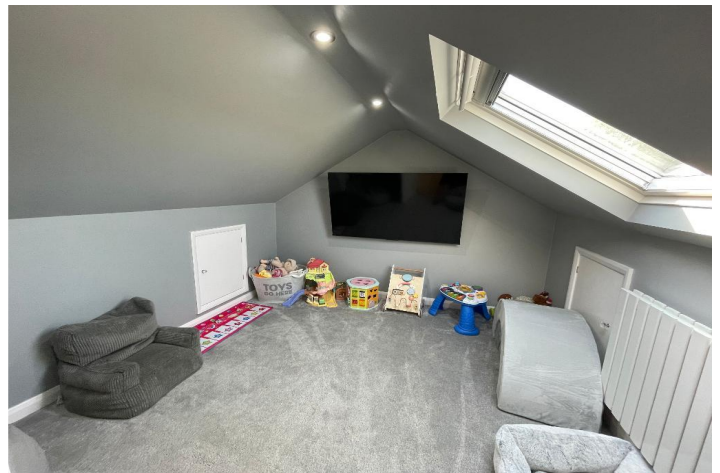
Built in gardeners shed.

Also, built into the garden is a soft play area.

External lighting.

External water supply.

External electric safety sockets.



Front Garden - The front garden area has been laid for ease of maintenance and further to create an off road parking space.

Council tax band: B

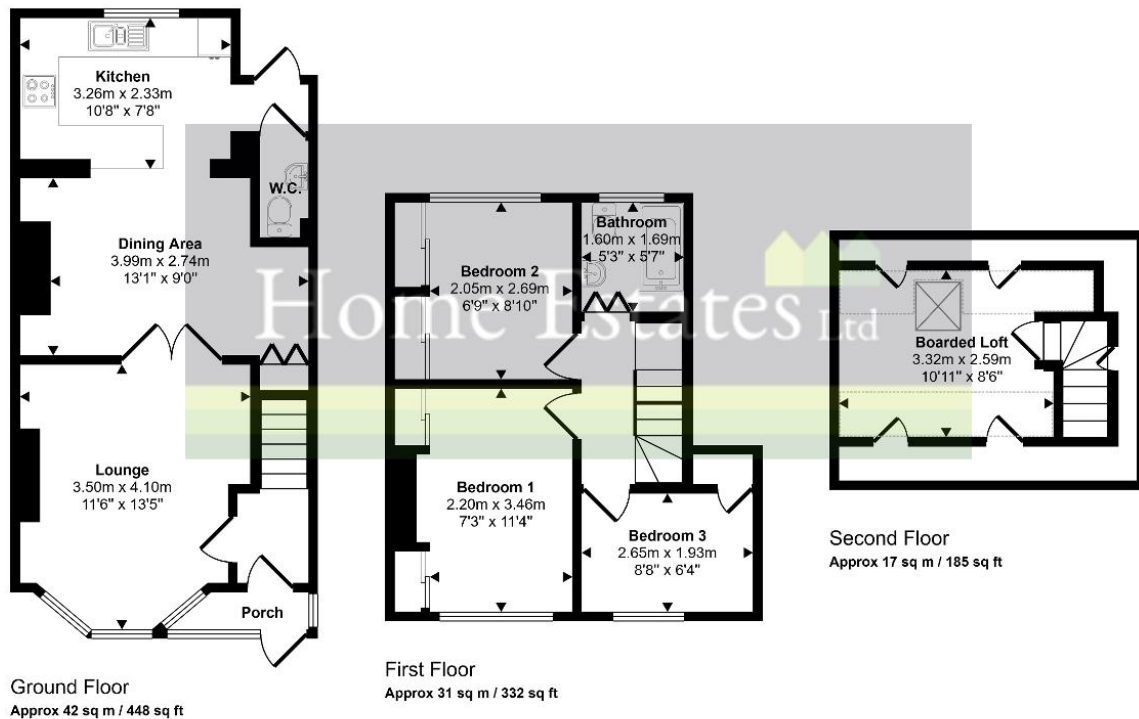
MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form



part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



Approx Gross Internal Area
90 sq m / 965 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.