

staniford
grays



36 Kirkstone Road, Hull, HU5 5TX

£160,000





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- DECEPTIVELY SPACIOUS AND CONSIDERABLY EXTENDED
- DOUBLE DRIVEWAY AND GARAGE
- WELL SCREENED WRAPAROUND GARDENS
- SOMETHING DIFFERENT TO THE STANDARD HOME
- VIEWING ADVISED
- CORNER PLOT POSITION
- FULLY RE-MODELLED
- FORMER 3 BEDROOM HOME AND NOW 2 LARGE BEDROOMS
- CONVENIENT WEST HULL SETTING
- READY TO MOVE IN LIVING

FULLY RE-MODELLED, PRIVATE CORNER PLOT POSITION WITH DOUBLE PARKING AND GARAGE. RARELY OFFERED FOR SALE WITH SUCH A LARGE PLOT.

Internal inspection is invited to this extended and much improved home in a popular residential location. Ideally suited for families and purchasers looking for generous ground floor living space with modern fixtures and fittings throughout.

Living accommodation to both floor levels comprises; front facing Reception Lounge, Open Plan to a Dining Area with Sun Room and leading through to a well appointed Kitchen.
To the first floor level Two Bedrooms (could be converted back to three Bedrooms) leads from a central landing with a modern Bathroom.

Externally a driveway with parking provision for two vehicles leads to a dedicated Garage and Store.

Complete privacy is offered to generous front side and rear gardens being a mixture of hard landscaped patio, decking and laid to lawn grass.

Available for immediate viewing and coming suitable for instant occupation given the standard of finish internally.



£160,000



GROUND FLOOR

ENTRANCE HALLWAY

Accessed via composite door, staircase approach to first floor level. The property remains deceptively spacious in size having been extended considerably over the years, with a full programme of modernisation having taken place.

RECEPTION LOUNGE

11'7" x 12'4" (3.54 x 3.78)
With uPVC double glazed window to the front outlook, wall light points, Camaro flooring throughout with inlaid border detail, contemporary style radiators, suitably sized to accommodate furniture suite. Leads open plan through to...

DINING / DAY ROOM

9'5" x 15'8" (2.88 x 4.79)
With potential to be used as an informal sitting room or dedicated dining area, with feature cast iron log burning stove, understairs storage cupboard, access provided to kitchen and leads to...

SUN ROOM

12'0" x 15'7" (3.66 x 4.76)
Serving as an extension to the property and of an excellent size, with sliding door from the dining / day room, double French doors leading to the side/front gardens, Victorian style roof pitch.

KITCHEN

14'7" x 8'8" (4.45 x 2.66)
Benefitting from contemporary styling throughout with a range of fitted wall and base units with contrasting work surfaces, a number of integrated appliances include induction hob with extractor canopy over, 1.5 bowl sink and drainer, integrated dishwasher, space for washing machine and space for American style fridge freezer, inset spotlights to ceiling, uPVC window to the rear and access door.

FIRST FLOOR

LANDING

Leading to two double bedrooms and house bathroom.

BEDROOM ONE

15'7" x 12'2" (4.76 x 3.73)
A reformatted bedroom space, being formerly two bedrooms and now a large primary bedroom, with uPVC double glazed window to the front/side elevations, Camaro flooring, fitted storage cupboard.

BEDROOM TWO

9'2" x 9'3" (2.80 x 2.82)
With uPVC double glazed window to the rear elevation, inset spotlights to ceiling, of an excellent size for a second bedroom.



HOUSE BATHROOM

6'5" x 4'9" (1.96 x 1.47)

Contemporary style bathroom incorporating panelled bath with rainfall showerhead and console over, low flush w.c, wall mounted hand basin, large format floor and wall tiling throughout, uPVC privacy window to side elevation.

OUTSIDE

Kirkstone Road itself offers a convenient estate type setting in proximity to all the services and amenities that Priory Road has to offer.

The subject dwelling boasts an expansive corner plot position being well screened from the roadside, with secure gated access leading to the property frontage via pathway, with a low maintenance garden with raised borders. Further laid to lawn grass section extends to the side of the property, offering a generous garden space, in turn leading through to the rear with double width driveway, generous garaging and store. A patio terrace extends from the immediate building footprint, with raised decked terrace area, external tap, light points and power sockets.

Given the privacy and seclusion on offer and scale of gardens, comes recommended for further inspection.

AGENTS NOTE

The property has been considerably extended and refurbished internally, and comes recommended for viewing through the sole selling agent 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 Kingston Upon Hull City Council tax band is 'A'.

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.

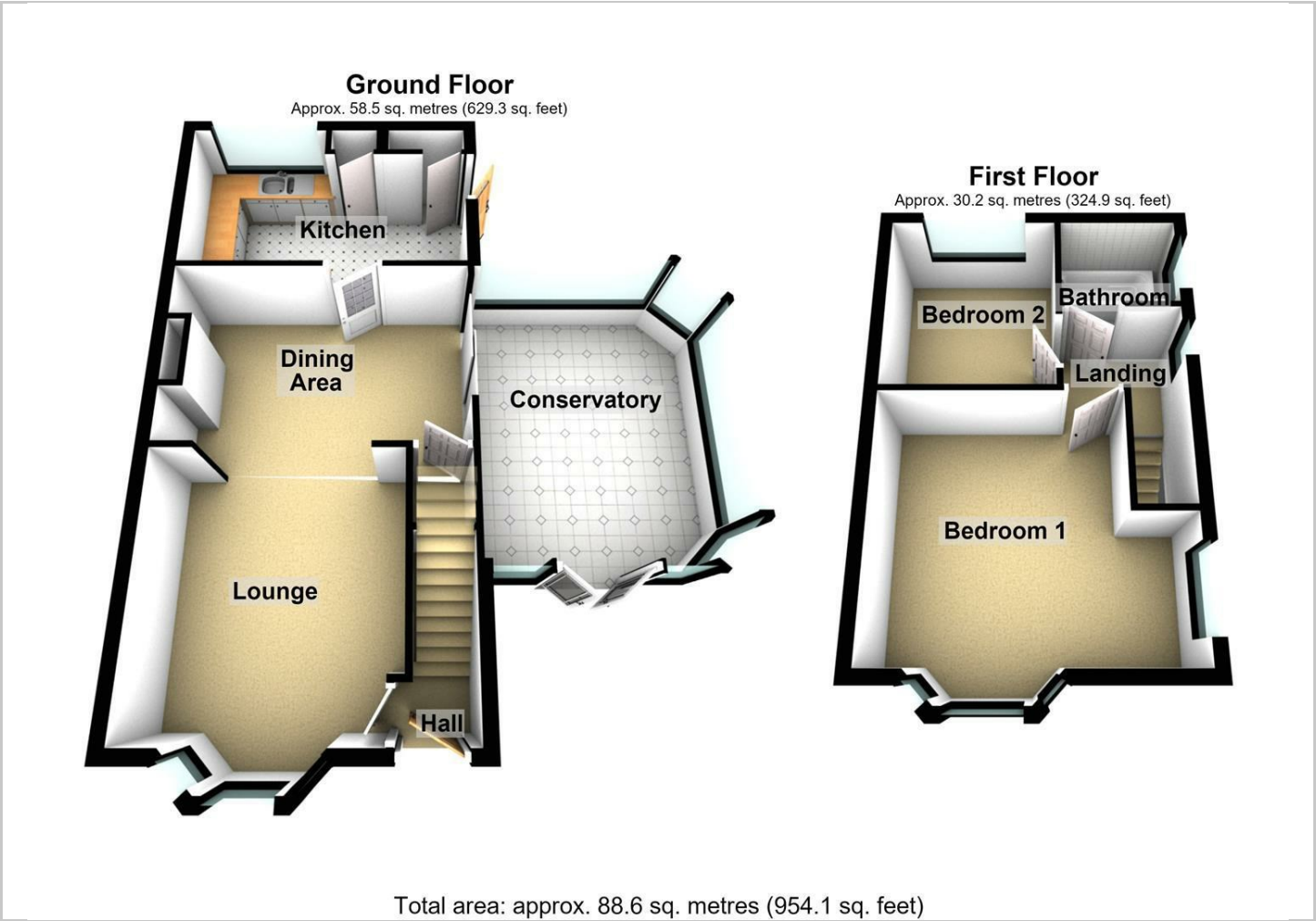
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



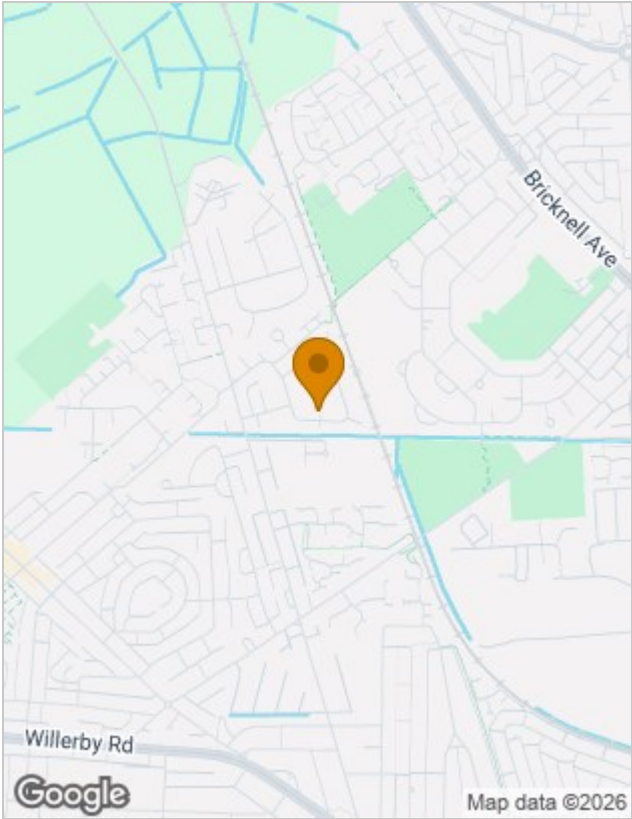
Viewing

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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Location Map



Energy Performance Graph

