



2 Bed Terraced House

£139,950



Hardwick Street, Hull, HU5 3PJ

A lovely bright and spacious traditional property perfectly placed on the ever popular Hardwick Street adjoining Marlborough Avenue.

The internal accommodation is arranged to 2 floors and comprises of an entrance hall which extends through to a dual aspect bay windowed bright and spacious through lounge with a dining area and a fitted kitchen with an attractive range of units.

To the first floor there are 2 very spacious aesthetically pleasing bedrooms and a good sized bathroom with a 3 piece suite.

Outside to the rear is a pretty walled courtyard garden.

Additionally, the property further benefits from a gas central heating system and double glazing.

Offered to the market with vacant possession on completion and with no chain involved.

Internal viewing is highly recommended, properties on Hardwick Street rarely come along. One not to be missed!

Key Features

MID-TERRACED PROPERTY

DUAL ASPECT LOUNGE/DINING AREA

FITTED KITCHEN

2 BEDROOMS

REAR COURTYARD GARDEN

GAS CENTRAL HEATING SYSTEM

PARTIAL DOUBLE GLAZING

Location

This appealing property is ideally placed just around the corner from this leafy Avenues conservation area- a great location!

Potential purchasers would benefit from all the area has to offer as there are many local historic landmarks.

Local traders along the neighbouring Chanterlands Avenue provide a local shopping experience with high street supermarkets and independent stores. Hull city centre is a short commute from the property offering retail parks, high street stores and supermarkets.

Reputable schools and colleges are close by together with a health centre/surgery, post office and library.

The MKM stadium, Hull's Royal Infirmary and the Hull University are all just minutes away - in other words a great place to live!

For those who enjoy socialising with friends and family the area is well known for it's busy, vibrant, cosmopolitan multi cultural cafe bars and restaurants.

Property Description

Ground Floor

Entrance Hall - Part glazed front entrance door with glazed and etched overhead screen window.

Stairs off to first floor.

Cornice.

Radiator.

Laminate flooring.

Dual Aspect Through Lounge/Dining Area - 25' 9" x 11' 11" (7.85m x 3.65m) Extremes to extremes.

Arch divide..

Double glazed bay window with aspect over the front forecourt area.

Original sash window with aspect over the rear courtyard garden.

Feature fire surround with arch opening display niche and tiled hearth.

Under stairs cloaks recess.

Coving.

Ceiling Rose.

Radiator.

Laminate flooring.

Kitchen - 10' 1" x 9' 6" (3.09m x 2.92m) Extremes to extremes.

Double glazed French doors providing views and access to rear patio and gardens.

Further window with aspect over courtyard area. Range of matching base, drawer and wall mounted units. Matching glazed display cabinets. Roll edge laminate work surfaces housing gas hob, built in oven beneath and extractor fan over. Further work surfaces housing double drainer sink



unit with swan neck mixer taps over.
Contrasting tiled surround.
Plumbing for automatic washing machine.
Radiator.
Coordinating tiled flooring.

First Floor

Landing - Split level.
Spindle rail enclosure.
Loft hatch through to roof void.

Bedroom One - 15' 4" x 10' 11" (4.7m x 3.34m) Extremes to extremes.
Twin double glazed sash style windows with aspect over the front forecourt area.
Built in storage cupboards to recess.
Coving.
Radiators.

Bedroom Two - 12' 2" x 9' 11" (3.71m x 3.04m) Extremes to extremes.
Sash windows with aspect over the rear courtyard area.
Coving.
Radiator.

Bathroom - White 3 piece suite comprising of panel bath, matching pedestal wash hand basin and low flush W.C.
Chrome effect shower over bath.
Chrome effect fittings to sanitary ware.
Glazed opaque sash window.
Built in storage cupboard.
Partial paneling to walls.
Mosaic effect splash back surround.
Double panel radiator.

Exterior

Rear Courtyard Garden - Walled enclosure with paved patio/seating area creates a low maintenance leisure area.
Raised flower beds to boundary.
Delightful enclosed space for relaxation.

Council tax band: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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.

