



81 Belgrave Drive, Hull, HU4 6DP  
£190,000

## The Property Perspective

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We are delighted to offer for sale this modernised and extended semi detached house located in a popular location with access to amenities and transport links plus 'Good' and 'Outstanding' Primary and Secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus contemporary 4 piece bathroom and WC. Items of note include gas fire and surround plus patio doors to the lounge dining room, feature bay window storage seat to bedroom 1 plus fitted wardrobes to bedroom 2. There are ample sockets and media points to the property. The home is ready to move in with flooring, curtains and blinds included as fitted. The property has been further enhanced by the recently installed DPC and associated re plastering.

To the ground floor is an entrance hall, lounge dining room, dining kitchen and WC. There are 3 well proportioned bedrooms plus a contemporary 4 piece bathroom accessed from the first floor landing.

The property benefits from well presented gardens with lawns and patio plus shed and external tap. There is secure gated parking plus a detached garage.

Tenure - freehold

Council Tax - Band B

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With laminate flooring. Access to store.

#### Living Dining Room 26'2"(max) x 10'11"(max) (7.99m(max) x 3.34m(max))

A light through room with walk in bay window to the front plus patio doors to the rear. There is a gas fire and surround plus carpets, curtains and blinds.

#### Dining Kitchen 19'8"(max) x 8'0"(max) (6.01m(max) x 2.44m(max))

A light triple aspect room having a comprehensive range of modern wall and base units with complimenting laminate worktops and tiling. With oven, hob, hood and dishwasher. Having laminate flooring and blinds. Door leading to rear garden.

#### WC 6'3" x 2'6" (1.92m x 0.78m)

Having white sanitary ware.

### FIRST FLOOR

#### Landing

With fitted carpets.

#### Bedroom 1 15'1"(max) x 9'10"(max) (4.60m(max) x 3.01m(max))

Having a feature bay window with fitted store/seat. Built in shelves plus carpets and blinds.

#### Bedroom 2 11'7"(max) x 9'11"(max) (3.54m(max) x 3.03m(max))

With fitted wardrobes plus carpets, curtains and blinds.

#### Bedroom 3 9'10" x 6'11" (3.01m x 2.13m)

With carpets and curtains.

#### Bathroom 8'0" x 6'11" (2.44m x 2.11m)

Having a contemporary 4 piece suite with separate bath and shower plus vanity unit, chrome ladder radiator, recessed spot lights, wall and floor tiling.

### EXTERNAL

The property benefits from well presented gardens with lawns and patio plus shed and external tap. There is secure gated parking plus a detached garage.

