

## 2 Bedroom Terraced House

Perth Street, Hull, HU5 3PE

£139,950



- TASTEFUL AND STYLISH FINISH • MOVE INTO CONDITION • DUAL ASPECT THROUGH LOUNGE DINING AREA • HIGHLY SOUGHT AFTER AREA • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING • NO CHAIN INVOLVED







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Internal viewing is not only highly recommended but is essential with this very special property.

The property which has been the subject to tasteful and stylish modernisation throughout has a bright and contemporary presentation creating an impressive move-into condition property.

This appealing super smart property is arranged to 2 floors and briefly comprises of an entrance hall which extends through to a superb dual aspect through lounge with a generously proportioned dining area, the kitchen is a well planned domestic preparation area with an attractive range of units which are further complimented with integrated appliances and co-coordinating fixtures and fittings, a very useful addition to the ground floor and extending through from the kitchen is a utility room and a separate modern ground floor cloaks/W.C. with a white 2 piece suite.

To the first floor there are 2 aesthetically pleasing bedrooms and a bathroom which has been the subject of tasteful updating and modernisation with a quality 4-piece suite to include a walk-in shower enclosure.

Outside to the rear is an enclosed courtyard garden which has been laid for ease of maintenance and further to create a patio/seating area.

Additionally this desirable property further benefits from a gas central heating system and double glazing.

This superb property is offered to the market with vacant possession on completion and no chain involved.

## Location

The area is highly popular and well known for it's wealth of amenities which are mostly conveniently placed and within walking distance from the property. The neighbouring Chanterlands Avenue is a busy hub of interesting, independent local traders together with a library and doctors surgery.

Regular public transport connections create easy links to the city centre and surrounding areas. The MKM stadium and the Hull Royal Infirmary are just a short commute from the property as are the highly reputable schools, colleges and academies nearby. The University of Hull is also just a short distance from the property. For those who enjoy leisure time, meetings with family and friends or nights out the area has a great choice of multi-cultural café bars and restaurants to choose from. All in all a great place to live!

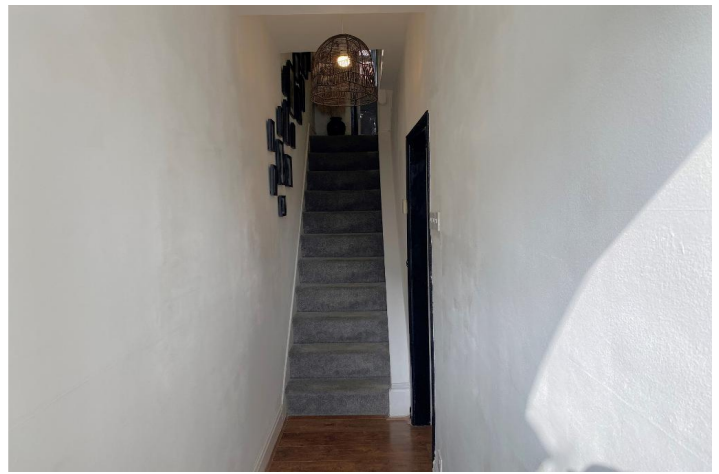
## Property Description

### Ground Floor

**Entrance** - Open arch entrance porch with tiled flooring leading to a double glazed front entrance door with matching overhead screen window. This leads through to the entrance hall with a staircase off to the first floor. Laminate flooring.

**Lounge** - 25' 7" x 11' 3" (7.8m x 3.45m) Extremes to extremes.  
Dual aspect bay windowed lounge with a dining area. Double glazed bay window with aspect over the front forecourt area.  
Chimney breast with open display niche and oak over-mantle.  
Double glazed french doors with overhead screen window.  
Under stairs cloaks/meter cupboard.  
Radiators.  
Oak grained effect laminate flooring.

**Kitchen** - 9' 0" x 8' 7" (2.75m x 2.62m) Extremes to extremes.  
Double glazed window with aspect over the rear courtyard area.  
Range of white high gloss base, drawer and wall mounted units with a coordinating high gloss roll edged laminate work surface which houses a hob, built-in oven beneath and a stainless steel funnel hood over all with a coordinating and contrasting tiled splash back surround. A further worksurface houses a 1&1/2 bowl





single drainer sink unit with a mixer tap over also with a tiled splash-back surround.  
 Integrated dishwasher.  
 Space for an upright fridge/freezer.  
 Recessed downlighting.  
 Coving.  
 Coordinating ceramic tiled floor.

**Rear Entrance Lobby** - Extending through from the kitchen via an arch..  
 Wall mounted radiator.  
 Double glazed rear entrance door.  
 Built-in storage cupboard with shelving.  
 Ceramic tiled flooring.

**Utility Area** - Extending through from the rear entrance lobby..  
 High level shelving.  
 Plumbing for automatic washing machine.  
 Space for tumble dryer.  
 Radiator.  
 Recessed down lighting.  
 Coving.  
 Coordinating ceramic tiled flooring.

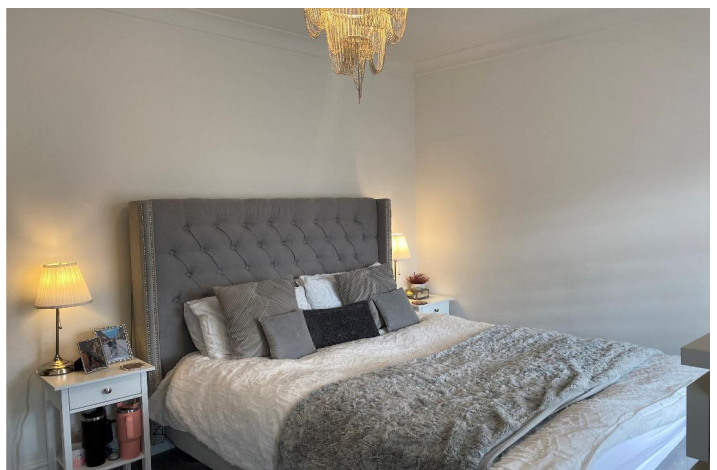
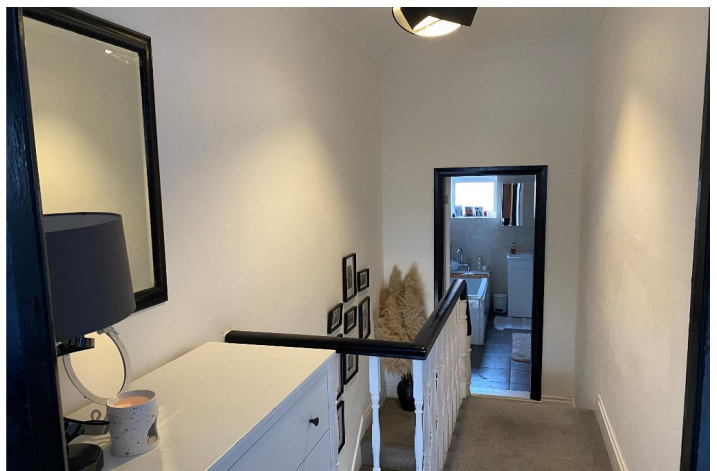
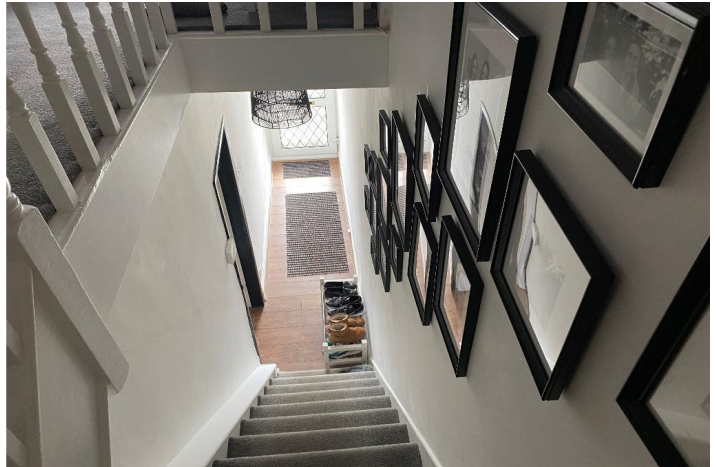
**GF Cloaks/W.C.** - Leading off from the Utility area..  
 White 2 piece suite comprising of a wall mounted wash hand basin and low flush W.C.  
 Double glazed opaque window.  
 Chrome upright towel rail/radiator.  
 Chrome fittings to the sanitary ware.  
 Recessed down lighting.  
 Coving.  
 Coordinating ceramic tiled flooring.

## First Floor

**Landing** - Spindle railed enclosure.  
 Loft hatch through to roof void.

**Bedroom One** - 13' 5" x 10' 4" (4.11m x 3.15m) Extremes plus recess to extremes.  
 Double glazed windows with aspect over the front forecourt area.  
 Radiator.  
 Coving.

**Bedroom Two** - 12' 5" x 9' 3" (3.79m x 2.82m) Extremes to extremes.  
 Double glazed window with aspect over the rear garden area.  
 Recess with open storage shelving.  
 Radiator.  
 Coving.

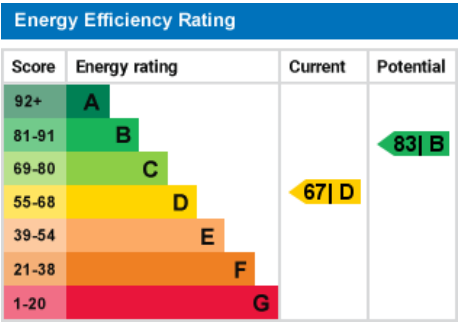


**Bathroom** - 4 piece suite comprising of a panel bath, built-in vanity wash hand basin with storage space beneath, double walk-in shower enclosure with rain water showerhead and Low flush W.C.  
Cupboard housing the gas central heating boiler.  
Contrasting tiled surround.  
Chrome fittings to sanitary ware.  
Coordinating tiled flooring.  
Recessed downlighting.  
High level double glazed window.

**Exterior**

**Rear Garden** - Outside to the rear the garden has been laid with feature decking to create a low maintenance outside area and further to create a patio/seating area.  
The garden is all enclosed with timber perimeter and boundary fence.  
External water supply.

Council tax band: A



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