

3 Bedroom Semi Detached House

Sledmere Grove, Hull, HU4 6LD

£139,950



- MOVE INTO CONDITION • MODERN AND STYLISH FINISH • RECENTLY FITTED KITCHEN • 3 BEDROOMS • MULTI-VEHICLE OFF ROAD PARKING • DOUBLE GLAZING • GAS CENTRAL HEATING SYSTEM • NO CHAIN INVOLVED





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Home Estates are delighted to offer to the market a truly fine example of a property that has been the subject of a complete transformation with a lovely tasteful and stylish finish and in "move into" condition.

The property is semi-detached with bright and spacious living areas which are arranged to 2 floors.

The super smart accommodation briefly comprises of an entrance hall which extends through to an appealing lounge with a modern and stylish finish.

Extending through from the lounge is a highly impressive and recently fitted dining kitchen with integrated appliances and coordinating fixtures and fittings.

The bathroom has a quality 3 piece suite with attractive wipe clean marble effect surfaces.

To the first floor are 3 aesthetically pleasing bedrooms - 2 having the benefit of fitted furniture thus creating ample hanging and storage space.

Outside to the rear is a superb garden which serves to enhance the overall presentation throughout. The garden is very spacious and mainly laid to lawn. The front garden area is also laid to lawn with a private drive adjacent.

The drive extends along the side elevation via high level drive gates creating a great space for multi-vehicle parking, motorhome or caravan.

Additionally, as one would expect there is a gas central heating system and double glazing.

This lovely property is offered with vacant possession on completion and with no chain involved.

One not to be missed!

Location

The area is well served with local amenities to include local shopping centres and busy retail parks. There are regular public transport connections providing easy access in and out of the city. The A63 network is just a short distance from the property creating easy links outbound and into the city centre. Schools, colleges and academies are close by. For those wishing to spend quality leisure time with family and friends Hessle Square is just a short distance away with are many well visited public houses, cafe bars and family restaurants to choose from.

Property Description

Ground Floor

Entrance - Double glazed front entrance door leads through to the entrance hall.
Spindle staircase off to the first floor.
Under stairs meter cupboard.
Laminate flooring.

Lounge - 13' 5" x 12' 4" (4.09m x 3.76m) Extremes to extremes.
Double glazed window with aspect over the front garden area.
Coving.
Radiator.
Laminate flooring.

Breakfast Kitchen - 18' 8" x 7' 6" (5.71m x 2.3m) Extremes to extremes.
Dual aspect double glazed windows. Window looking out over the rear garden area and a further double glazed window looking out over the side elevation.
Range of matching base, drawer and wall mounted units with brushed steel effect handle detail.
Coordinating laminate work surface housing a hob, built in oven beneath and stainless steel funnel hood extractor fan over all with a brick effect tiled splash back surround. A further work surface houses a 1&1/2 bowl single drainer sink unit with a swan neck mixer tap over also with a brick effect tiled splash back surround.
Plumbing for automatic washing machine.
Space for tumble dryer.
Space for upright fridge freezer.
Good sized space for a dining table.
Concealed gas central heating boiler.
Laminate flooring.
Double glazed rear entrance door.



Bathroom - White 3 piece suite comprising of a D shaped panel bath, built-in vanity wash hand basin and built-in low flush W.C. all with a modern contrasting tiled splash back surround.
Triton electric shower over the bath and a fixed shower screen.
Chrome effect upright towel rail/radiator.
Chrome fittings to the sanitary ware.
Extractor fan.
Double glazed opaque window.
Coordinating laminate flooring.



First Floor

Landing - Double glazed window looking out over the side elevation.
Loft hatch through to the roof void.
Radiator.

Bedroom One - 13' 8" x 9' 10" (4.18m x 3.02m) Extremes to front of fitted wardrobes to extremes.
Double glazed window with aspect over the front garden area.
Fitted wardrobes with shelves and hanging space and matching dressing table unit with drawers.
Deep built-in storage cupboard.
Radiator.



Bedroom Two - 10' 11" x 8' 8" (3.35m x 2.66m) Extremes to extremes plus door access.
Double glazed window with aspect over the rear garden area.
Radiator.

Bedroom Three - 8' 0" x 7' 6" (2.44m x 2.29m) Extremes from the front of the fitted wardrobes to extremes.
Double glazed window with aspect over the rear garden area.
Range of fitted wardrobes with matching overhead storage units and built-in bedside cabinet with drawers.
Radiator.

Exterior

Rear Garden - Garden has a paved patio/seating area and the garden is mainly laid to lawn and enclosed with a high level timber perimeter and boundary fence

Front Garden - Front garden area has also been laid to lawn and is enclosed with a low level brick boundary wall and ornate wrought iron enclosure and matching access gate.
There are double drive gates leading to a multi-vehicle off-road parking space with high level gates providing further parking beyond the gates within the rear garden.

Council tax band: A

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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