

## 2 Bedroom Terraced House

Atholl Avenue, Hessele, HU13 9BZ

£155,000



- SUPERB PROPERTY IN HESSLE • GREATLY EXTENDED & RECENTLY UPDATED • OFF ROAD PARKING AT REAR • SPACIOUS DINING KITCHEN • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING • NO CHAIN INVOLVED • MUST BE VIEWED





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A superb, greatly extended property perfectly placed for all that Hessle has to offer! This impressive property has been the subject of recent updating and is now offered for sale in move into condition with a stylish contemporary finish. Internal viewing is not only highly recommended, but is essential in order to appreciate the size and standard of the accommodation on offer.

This smart accommodation is arranged to 2 floors and comprises of a bright and spacious lounge with a contemporary finish and a highly impressive, generously proportioned dining kitchen with space for formal and informal dining with sofa area. To the first floor, there are 2 good sized, aesthetically pleasing bedrooms and a bathroom with a white suite and shower over the bath.

Outside to the rear the garden has been laid for ease of maintenance, with a raised full width patio/seating area. The garden is also laid with fine stone chippings and enclosed with high level boundary and perimeter fences with an access gate to the rear that leads out to an off road parking space or hard standing area. The rear garden also offers potential for further multi vehicle parking(with the erection of drive gates).

Gas central heating system and double glazing throughout.



## Location

Hessle is well known for it's wealth of amenities to include busy shopping centres with many interesting local independent traders.

There are also many High street supermarkets nearby and regular public transport connections to the other West Hull villages. Hessle also has a rail station connecting Hull city centre and the outbound destinations.

Other amenities include a post office, health centre, fitness centres and library.

For those wishing to spend quality leisure time with family and friends, there are many busy and vibrant public houses, cafe bars and restaurants to choose from within the Weir and Hessle Square.

## Property Description

### Ground Floor

**Entrance** - Double glazed front entrance door leads to an entrance vestibule...

**Entrance Vestibule** - Staircase off to the first floor. Radiator.

**Lounge** - 15' 3" x 12' 0" (4.66m x 3.67m) Extremes to extremes.  
Double glazed bay window with aspect over the front garden area.  
Radiator.  
Laminate flooring.

**Dining Kitchen** - 17' 10" x 15' 2" (5.44m x 4.63m)  
Extremes to extremes.  
Double glazed window with aspect over the rear garden area and double glazed French doors providing views and access to the rear garden area.  
Range of matching base, drawer and all mounted units with brushed steel effect handle detail.  
Coordinating laminate work surface housing a 1&1/2 bowl single drainer sink unit with a swan neck mixer tap over and a splash back surround.  
A further work surface houses a hob, built-in oven beneath and a stainless steel funnel hood extractor fan over.  
Recessed downlighting.  
Built-in and matching breakfast bar.  
Plumbing for automatic washing machine.  
Deep under stairs storage/meter cupboard.  
Contrasting tiled surround.  
Radiator.



## First Floor

**Landing** - Loft hatch through to roof void.

**Bedroom One** - 15' 0" x 11' 8" (4.59m x 3.57m) Extremes to extremes.

Double glazed windows with aspect over the front garden area.

Radiator.

**Bedroom Two** - 9' 4" x 8' 9" (2.85m x 2.68m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Cupboard housing the gas central heating boiler.

Radiator.

**Bathroom** - White 3-piece suite comprising of a panel bath with an electric shower over, pedestal wash hand basin and low flush W.C. all with a contrasting tiled splash back surround.

Opaque window.

Radiator.

## Exterior

**Rear Garden** - Outside to the rear is a full width tiered patio/seating area.

The garden has been laid with fine stone chippings for ease of maintenance and the garden is all enclosed with a high-level timber perimeter and boundary fence with parking to the rear

There is also a high-level timber access gate.

**Council tax band:** B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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