

## 3 Bedroom Semi Detached House

Chanterlands Avenue, Hull, HU5 4EB

£225,000



- SEMI DETACHED PROPERTY • FULL OF CHARM AND CHARACTER • 2 GOOD SIZED RECEPTION ROOMS • MODERN KITCHEN INC INTEGRATED APPLIANCES • 3 BEDROOMS • VACANT POSSESSION ON COMPLETION • NO CHAIN INVOLVED





### 3 Bedroom Semi Detached House

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The property is known by the name of Thelma.

This lovely semi detached house is a truly fine example of a property of the era. The property has charm and character throughout with bright and spacious generously proportioned accommodation, which is arranged to 2 floors.

Internal viewing is not only highly recommended, but is essential in order to appreciate the size and standard of the accommodation, both internally and externally.

The impressive internal accommodation comprises of an entrance hall, pleasant bay windowed lounge, dining room or rear sitting room and a modern breakfast kitchen with an attractive range of units and integrated appliances together with coordinating fixtures and fittings.

To the first floor, there are 3 aesthetically pleasing and generously proportioned bedrooms and a family bathroom with a 3-piece suite and shower over the bath.

Outside to the rear the garden is mainly laid to lawn with flower and shrub borders inset. There's also a patio/seating area.

Additionally, as one would expect from a property of this calibre, there is a gas central heating system and double glazing throughout.

The property is offered with vacant possession on completion and with no chain involved, one not to be missed!



## Location

The property is perfectly located in a highly sought after residential area surrounded with a wealth of local amenities much needed for day to day living.

There are busy independent local traders along Chanterlands Avenue however, for a more extensive shopping experience Hull city centre and Cottingham village are just a short commute from the property. The area is also well known for it's highly reputable schools, colleges and academies. The University of Hull is also just around the corner along the neighbouring Cottingham Road.

Other amenities include a health centre/doctor's surgery, post office and library.

Regular public transport links create easy access in and out of the city.

For those wishing to spend quality leisure time nights out etc. with family and friends, you will be spoilt for choice as there are many well visited, vibrant multicultural cafe bars and restaurants to choose from along Chanterlands Avenue, Princes Avenue and Newland Avenue.

All in all, a great place to live!.

## Property Description

### Ground Floor

**Entrance** - Double glazed front entrance door with matching side screen windows lead through to the entrance hall.

**Entrance Hall** - Spindle staircase off to the first floor.  
Under stairs meter cupboard.  
High level picture rail.  
Coving.  
Radiator.  
Laminate flooring.

**Lounge** - 15' 9" x 12' 5" (4.81m x 3.79m) Extremes to extremes.  
Double glazed bay window with aspect over the front forecourt and garden area.  
Period fireplace with mirrored over mantle and matching back and hearth housing a coal effect living flame gas fire.  
High level picture rail.  
Coving.  
Radiator.

**Rear Sitting Room/Dining Room** - 14' 10" x 11' 5" (4.54m x 3.49m) Extremes to extremes.



Double glazed multi paned window with aspect over the rear garden area.  
High level picture rail.  
Coving.  
Radiator.  
Laminate flooring.

**Kitchen - 18' 6" x 7' 5" (5.64m x 2.27m)** Extremes to extremes.

Double glazed door providing views and access through to the rear patio and garden beyond.

A further double glazed window looking over the patio area.

Range of matching base, drawer and wall mounted units with brushed steel effect handle detail.

Coordinating roll edged laminate work surface housing and stainless steel hob, built in oven beneath and a stainless steel funnel hood extractor fan over with a stainless steel splash back surround.

A further work surface housing a single drainer sink unit with a mixer tap over and a brick effect tiled splash back surround.

Plumbing for automatic washing machine.

Space for tumble dryer.

High level storage cupboard with matching drawer unit and storage unit beneath.

Walk in larder with storage shelving.

Double glazed opaque window.

Space for an upright freezer.

Recessed down lighting.

Radiator.

Laminate flooring.

## First Floor

**Landing -** Double glazed opaque window.  
Spindle rail enclosure.

**Bedroom One - 13' 6" x 10' 7" (4.12m x 3.23m)** Extremes to extremes plus recess.

Double glazed window with aspect over the front garden area.

Fireplace.

Built in double robe.

High level picture rail.

Coving.

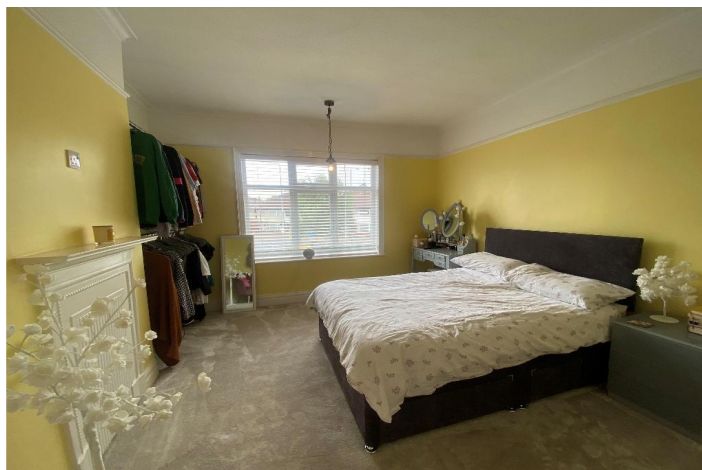
Radiator.

**Bedroom Two - 12' 11" x 10' 7" (3.96m x 3.25m)** Extremes to extremes plus recess.

Double glazed window with aspect over the rear garden area.

Built in double robe.

Fireplace.





High level picture rail.  
Radiator.

**Bedroom Three - 8' 1" x 7' 1" (2.47m x 2.18m)** Extremes to extremes.  
Double glazed multi paned window with aspect over the front garden area.  
High level picture rail.  
Radiator.

**Bathroom** - 3-piece suite comprising of a panel bath with an electric shower over, fixed shower screen and contrasting tiled surround, matching pedestal wash hand basin and low flush W.C.  
Chrome effect upright towel rail/radiator.  
Chrome fittings to the sanitary ware.  
Double glazed opaque window.  
Extractor fan.  
Loft hatch through to the roof void.

Council tax band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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