



3 Bedroom Terraced House

Hawthorne Avenue, Hull, HU3 5PY

Offers in Region of

£234,950



- SUPER STYLISH TOWN HOUSE
- ARRANGED TO THREE FLOORS
- SPACIOUS AND CONTEMPORARY LOUNGE
- BREAKFAST KITCHEN
- 3 BEDROOMS
- FAMILY BATHROOM PLUS EN-SUITE
- PARKING TO FRONT OF PROPERTY
- ONE NOT TO BE MISSED





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A SUPER STYLISH TOWN HOUSE WITH EXTERNAL BESPOKE BAR!

Don't miss this opportunity to acquire a very stylish town house which is arranged to 3 floors. This appealing property has a bright and spacious contemporary finish throughout with good sized living accommodation to each floor. Internal viewing is not only highly recommended but is essential to appreciate the size and the standard of the accommodation on offer. The accommodation briefly comprises of an entrance hall with a ground floor cloaks/WC with a modern 2 piece suite. Extending through from the entrance hall is a pleasant lounge which is spacious with a contemporary finish. The breakfast kitchen also leads off from the hall with a range of fitted units which are further complemented with tastefully, coordinating fixtures and fittings with space for informal dining. French doors from the kitchen provides lovely views and access to rear patio and garden beyond. To the 1st floor there are 2 bedrooms and a family bathroom and to the 2nd floor there is a very spacious full width bedroom with a tasteful and stylish finish and an en-suite shower room with a 3 piece suite. Outside to the rear is a raised decking patio, the garden has also been laid for ease of maintenance. A super addition to the property is an external bespoke bar. A great leisure entertainment area perfect for entertaining with friends and family. One not to be missed!

Location

The area is highly popular and well served with a wealth of local amenities to include the busy shopping centre along the neighbouring Hessle Road. The Asda superstore is just around the corner and Hull city centre is within easy access from the property.

Regular public transport links create good connections to the city centre and the surrounding areas.

There are highly reputable schools and academies close by.

The A63 motorway is just minutes away connecting to the city centre and the outbound destinations linking to the M62 corridor.

For those wishing to spend quality leisure time with friends and family there are busy family restaurants and public houses close by.

Property Description

Ground Floor

Entrance Hall - Double glazed front entrance door with overhead screen window.

Staircase off to first floor.

Feature panelling to the walls.

Radiator.

Ceramic tiled flooring.

Cloaks/WC - With a white 2 piece suite comprising of a pedestal wash hand basin with a tiled splash back surround, low flush WC.

Mid level feature panelling.

Chrome fittings to the sanitary ware.

Extractor.

Radiator.

Ceramic tiled flooring.

Lounge - 14' 5" x 13' 3" (4.41m x 4.04m) Extremes to extremes.

Double glazed picture window with aspect over the front garden areas.

Radiator.

Breakfast Kitchen - 14' 0" x 12' 1" (4.29m x 3.69m)

Extremes to extremes.

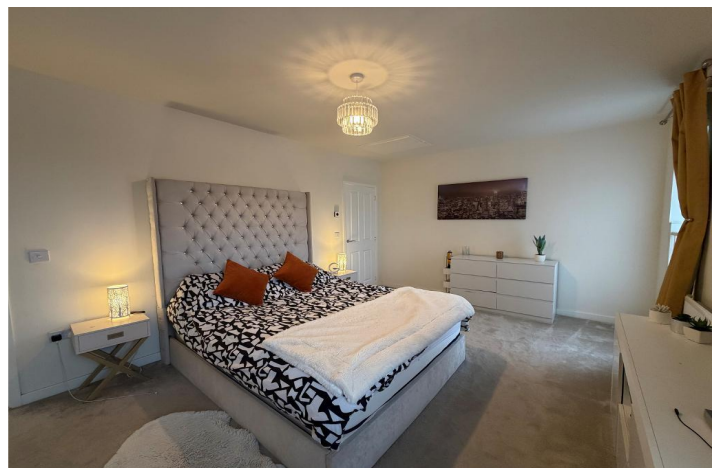
Double glazed window with aspect over the rear garden area.

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

Integrated fridge freezer.

Integrated dishwasher.

Integrated washing machine.



Laminate work surface houses a stainless steel hob with a built in oven beneath and extractor fan over with a glazed splash back surround.

Further work surface houses a 1 1/2 bowl single drainer sink unit with a swan neck mixer tap over and brick effect tiled splash back surround.

Recess down lighting from the high level units.

Plinth lighting.

Built in and matching breakfast bar.

Cupboard housing the gas central heating boiler.

Radiator.

Coordinating ceramic tiling to the flooring.



First Floor

Landing - Spindle rail enclosure.

Staircase off to the second floor.

Bedroom 1 - 16' 10" x 11' 2" (5.14m x 3.41m) Extremes to extremes.

Double glazed windows with aspect over the front of the property.

Built in storage cupboard.

Radiator.



Bedroom 2 - 10' 7" x 10' 6" (3.24m x 3.22m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Built in storage cupboard.

Radiator.



Family Bathroom - Double glazed opaque window.

With a 3 piece suite comprising of a panelled bath, pedestal wash hand basin and low flush WC.

Chrome effect shower over the bath with contrasting tiled surround and fixed shower screen.

Chrome fittings to the sanitary ware.

Extractor fan.

Radiator.

Second Floor

Bedroom 3 - 16' 9" x 11' 6" (5.11m x 3.53m) Extremes to extremes.

Double glazed window with aspect over the front of the property.

Double glazed door which provides access through to a balcony.

Deep walk in dressing room with radiator and hanging rails



Shower Room - With a 3 piece suite comprising of a separate shower enclosure with chrome effect flexi

shower over and contrasting tiled surround, pedestal
wash hand basin with a tiled splash back surround and low flush WC.
Fitted velux skylight window.
Extractor fan.
Radiator.

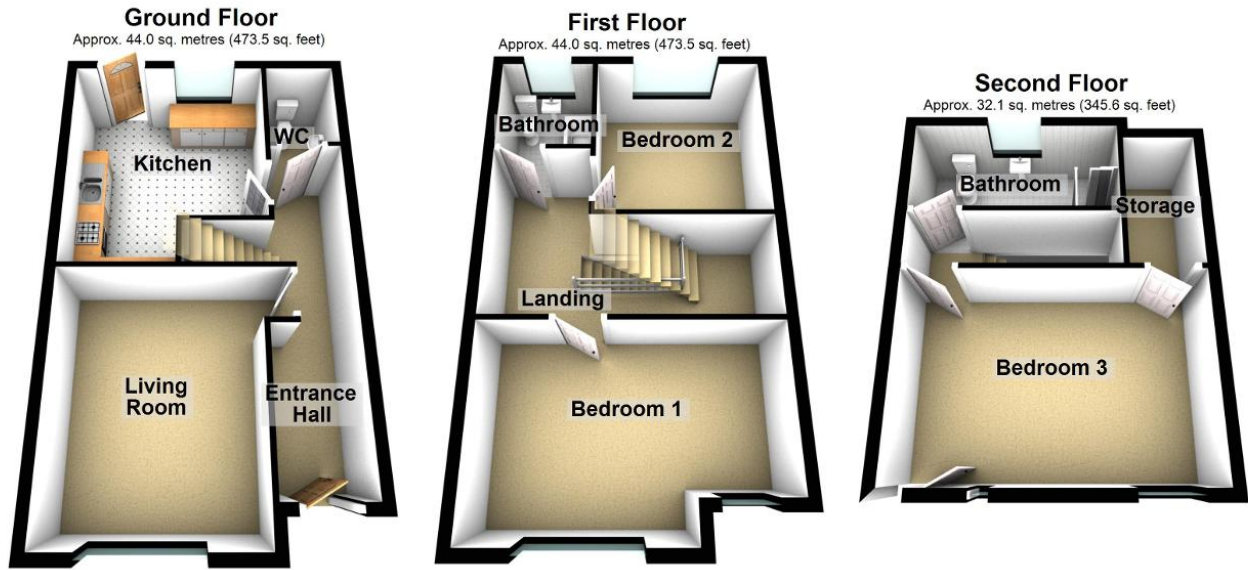
Exterior

Outside - The rear garden and a full width raised decking patio and has been laid with artificial grass for ease of maintenance. There are flower and shrub borders, the borders have been laid with fine stone chippings for ease of maintenance. There is external lighting and external water supply. The bar is situated within the rear boundary and comes with power and light. With double glazed French doors providing access through. The garden is all enclosed with a high level timber and trellis perimeter fence with a high level boundary fence and matching access gate to the rear where there is a further off road parking space or hard standing.

Council tax band: B

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.





Total area: approx. 120.1 sq. metres (1292.5 sq. feet)



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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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