

## 3 Bedroom Detached House

Clarke Avenue, Hull, HU13 0TQ

£275,000



- DETACHED PROPERTY • 3 BEDROOMS • SUPER STYLISH & CONTEMPORARY FINISH • GROUND FLOOR CLOAKS/WC • FAMILY BATHROOM & EN-SUITE • OFF ROAD PARKING • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING • INTERNAL VIEWING ESSENTIAL





### 3 Bedroom Detached House

£275,000

Clarke Avenue, Hull, HU13 0TQ

This is a great opportunity to acquire a highly impressive detached house which is perfectly placed within this most sought after and well regarded residential development. The property has a super stylish, contemporary finish throughout with a move in to condition presentation.

This bright and spacious property is arranged to 2 floors and briefly comprises of a lounge with french doors providing views and access to the rear garden, a breakfast kitchen with tasteful and modern units which are further complemented with coordinating fixtures and fittings and integrated appliances - French doors to the dining area within the kitchen also provide views and access to the rear patio and garden beyond. Conveniently situated within the entrance hall is a ground floor cloaks/WC with a modern 2 piece suite.

To the 1st floor there are 3 bedrooms, all with a contemporary and stylish finish. The main bedroom has an en-suite shower room with a further family bathroom which is accessed from the landing.

Outside the garden is mainly laid to lawn with a patio/seating area inset.

As the property is perfectly placed within a cul-de-sac this creates multi vehicle off road parking space or hard standing area.

Internal viewing is not only highly recommended but essential in order to appreciate the size and standard of the accommodation on offer. This appealing property is offered with vacant possession on completion and no chain involved.

## Location

The development is ideally located just off Tranby Lane, an area that is well served with a wealth of local amenities within Hessle Square and the surrounding areas.

Busy interesting shopping centres within Hessle Square and The Weir provide everything one would need for day to day living. There is a great choice of independent traders and high street supermarkets and for the growing family there are highly reputable schools, colleges and academies close by.

Other amenities include a Health centre, opticians, post office and library. Hessle also has excellent road and rail network connections providing access to Hull city centre and the outbound destinations.

For those wishing to spend quality leisure time with friends and family there is a great choice of family restaurants and cafe bars within the square and The Weir.

All in all a great place to live!

## Property Description

### Ground Floor

**Entrance** - Double glazed front entrance door leads through to the entrance hall.

**Entrance Hall** - Turned spindle staircase off to the first floor.

Built in cloaks/meter cupboard with storage shelving. Radiator.

**Lounge** - 16' 6" x 10' 9" (5.03m x 3.28m) Extremes to Extremes.

Double glazed french doors with matching side screen windows providing views and access to rear patio and gardens.

Double glazed window with aspect over front garden areas.

Radiator.

**Cloaks/WC** - White 2 piece suite comprising of a wall mounted wash hand basin with a tiled splash back surround and a low flush W.C.

Chrome fittings to the sanitary ware.

Radiator.

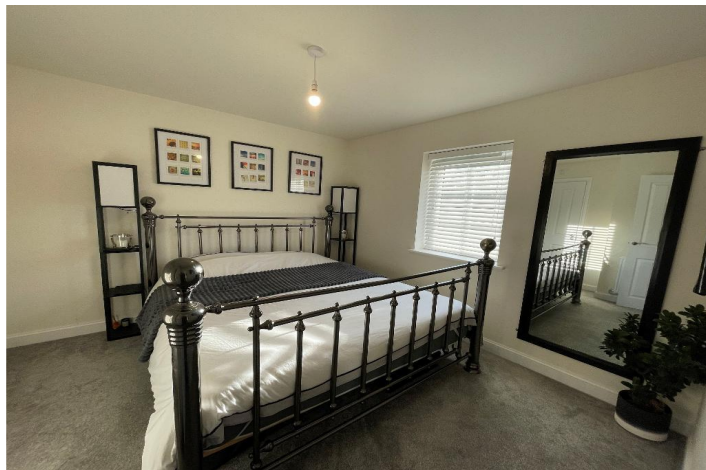
Extractor fan.

**Dining Kitchen** - 16' 0" x 8' 9" (4.9m x 2.69m) Extremes to extremes.

Double glazed window with aspect over the front garden area.



Double glazed french doors providing views and access to the rear patio area and garden beyond.  
 Range of matching high gloss base, drawer and wall mounted units with brushed steel effect handle detail.  
 Coordinating roll edged laminate work surface housing a double drainer sink unit with a swan neck tap over and matching splash back surround.  
 Further work surface houses a hob, built in oven beneath and a stainless steel funnel hood extractor fan over with a high gloss splash back surround.  
 Integrated fridge freezer.  
 Integrated dishwasher.  
 Integrated washing machine.  
 Space for good sized dining table.  
 Radiator.

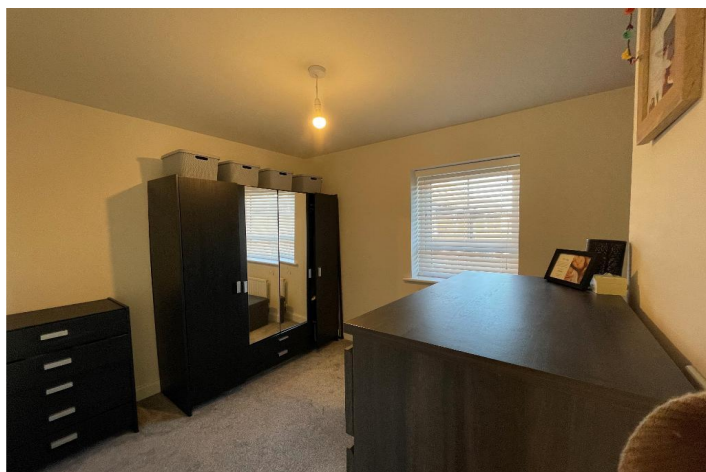


## First Floor

**Landing** - Double glazed window with aspect over the rear garden area.  
 Spindle rail enclosure.  
 Loft hatch through to the roof void.  
 Built in airing cupboard.

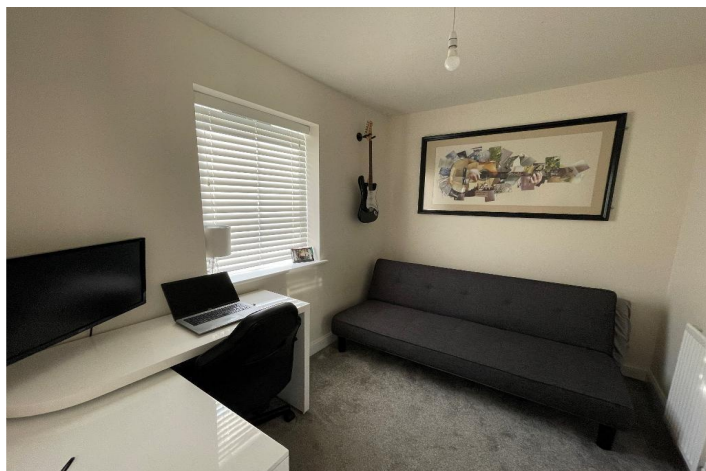


**Bedroom One** - 10' 10" x 10' 8" (3.31m x 3.27m) Extremes to extremes.  
 Double glazed window with aspect over the rear garden area.  
 Radiator.



**En-suite** - 3 piece suite comprising of a double walk in shower enclosure, pedestal wash hand basin with tiled splash back surround and low flush W.C.  
 Chrome fitting to the sanitary ware.  
 Double glazed opaque window.  
 Extractor fan.  
 Radiator.

**Bedroom Two** - Extremes narrowing to 2.67 to extremes.  
 Double glazed window with aspect over the front garden area.  
 Radiator.



**Bedroom Three** - 8' 11" x 7' 1" (2.72m x 2.16m) Extremes to extremes.  
 Double glazed window with aspect over the rear garden area.  
 Radiator.

**Bathroom** - White 3 piece suite comprising of a panelled bath, pedestal wash hand basin and low flush W.C.

Double glazed opaque window.  
Chrome fittings to the sanitary ware.  
Contrasting tiled surround.  
Radiator.

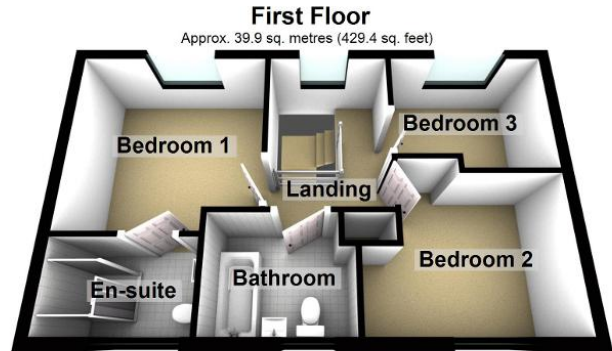
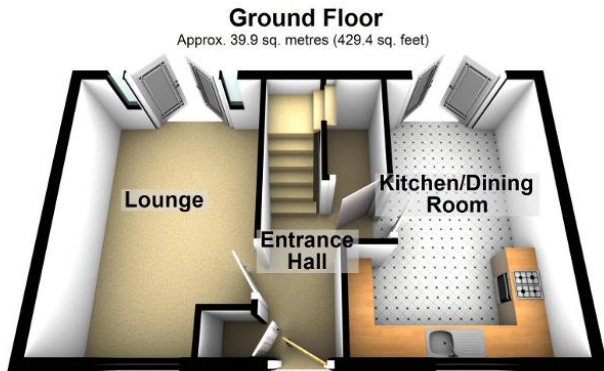
## **Exterior**

**Rear Garden** - Outside to the rear the garden is mainly laid to lawn with a patio/seating area inset.

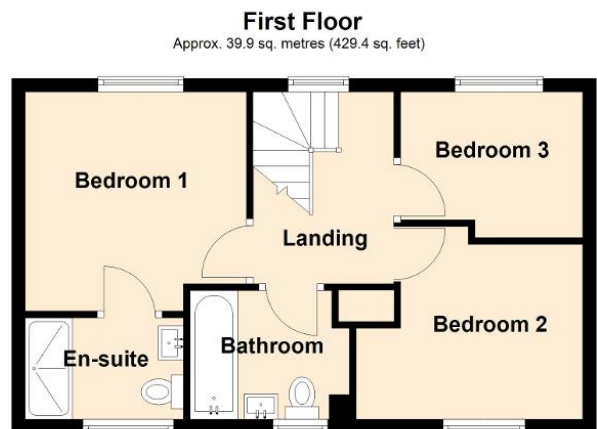
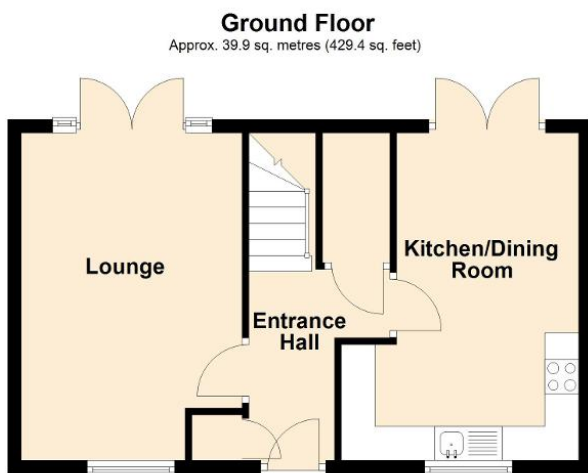
**Council tax band: D**

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. 79.8 sq. metres (858.8 sq. feet)



Total area: approx. 79.8 sq. metres (858.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Disclaimer:** 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.