



## 2 Bedroom Terraced House

Walliker St, Hull, HU3 6BE

Offers in Region of

**£114,950**



- ATTENTION FIRST TIME BUYERS/INVESTORS
- FULLY RENOVATED THROUGHOUT
- MODERN KITCHEN
- RECENTLY FITTED 4 PIECE BATHROOM
- 2 BEDROOMS
- OFFERED WITH VACANT POSSESSION
- NO CHAIN INVLOVED
- MUST BE VIEWED





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### ATTENTION FIRST TIME BUYERS/INVESTORS!

A highly impressive traditional property which has recently been the subject of a tasteful and full renovation throughout creating a lovely move in to condition property. The property has been tastefully enhanced with a modern, attractive contemporary finish with recently installed fixtures and fittings and carpets.

The internal accommodation is arranged to 2 floors and briefly comprises of an entrance hall, a very bright and spacious through lounge with a dining area, French doors provide lovely views and access to the rear garden and patio beyond and a kitchen with a modern range of units which are further complemented with integrated appliances and coordinating fixtures and fittings.

To the first floor there are 2 spacious bedrooms and a very spacious bathroom with a modern 4 piece suite to include a separate walk in shower enclosure all with contrasting tiled surround.

Outside to the rear there is a lovely low maintenance garden which is tiered to create a patio/seating area.

The property further benefits from a gas central heating system and double glazing throughout.

Offered with vacant possession on completion and no chain involved. A very special property - one not to be missed.

## Location

The area is well served with a wealth of local amenities to include busy local shopping centres and high street supermarkets. There are also many retail parks to choose from.

Other amenities include health centre, post office and library. The MKM stadium, West Park and Hull's royal Infirmary are all just a short distance from the property. The Paragon road and rail interchange is also just minutes away creating good outbound connections from the city centre.

For those wishing to spend quality leisure time, nights out etc. with friends and family there are many public house and family restaurants to choose from.

All in all a great place to call home!

## Property Description

### Ground Floor

**Entrance Hall** - Open arch entrance porch leads to a double glazed entrance door.

Staircase off to the 1st floor.

Mid level dado rail.

Coving.

Radiator.

**Dual Aspect Through Lounge/Dining Area** - 24' 10" x 10' 0" (7.58m x 3.07m) Extremes to extremes.

Double glazed window with aspect over the front forecourt area.

Modern fireplace with coal effect live in flame gas fire and a high gloss hearth.

Understairs meter cupboard.

Coving.

Radiators.

Double glazed french doors with matching overhead screen windows providing views and access to the rear garden.

**Kitchen** - 10' 8" x 6' 3" (3.27m x 1.93m) Extremes to extremes.

Dual aspect double glazed windows with aspect over the rear walled courtyard area and rear garden area.

Range of base, drawer and wall mounted units with brushed steel effect handle detail, coordinating roll edged laminate work surface housing a circular single drainer sink unit with a mixer tap over and tiled splash back surround.

A further work surface houses a hob, built in oven beneath and a stainless steel funnel hood extractor fan over.



Plumbing for automatic washing machine.  
Space for upright fridge freezer.  
Concealed gas central heating boiler.  
Double glazed rear entrance door.

## First Floor

**Landing** - Spindle rail enclosure.  
Wall light points.  
Loft hatch with access to the roof void.  
Mid level dado rail.  
Coving.

**Bedroom 1** - 12' 1" x 10' 1" (3.69m x 3.08m) To extremes and to front of fitted wardrobes.  
Double glazed window with aspect over the front forecourt area.  
Range of fitted wardrobes with shelves, hanging space, matching overhead storage units and built in low level drawer units.

**Bedroom 2** - 12' 4" x 6' 7" (3.77m x 2.02m) To extremes and plus recess.  
Double glazed window with aspect over the rear garden area.  
Fitted wardrobes with shelves, hanging rail and matching overhead storage units.  
High level picture rail.  
Coving.  
Radiator.

**Bathroom** - 4 piece suite comprising of D-shaped panelled bath with a chrome effect flexi shower over and fixed shower screen, separate walk in shower enclosure with easy clean splash back surround, built in vanity wash hand basin with storage space beneath and low flush WC.  
Wall mounted hot water heater.  
Contrasting tiled surround.  
Radiator.  
Double glazed opaque window.

## Exterior

**Outside** - To the rear the garden has been laid for ease of maintenance and further to create a patio seating area. The garden has a high level timber access gate and a gardeners shed inset to the rear boundary with flower and shrub borders to the perimeters.  
External water supply.

**Council tax band: A**

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your

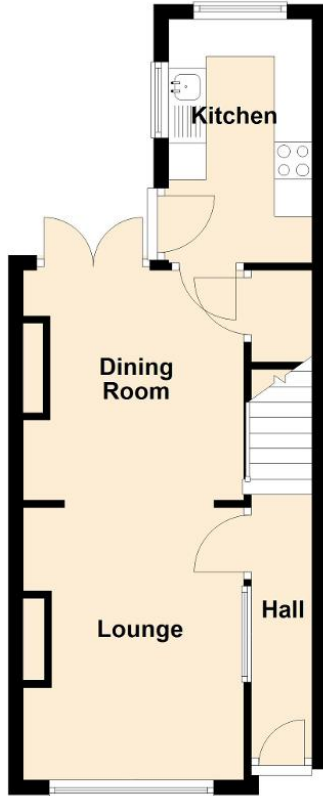


co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact 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.



### Ground Floor

Approx. 32.4 sq. metres (349.3 sq. feet)



### First Floor

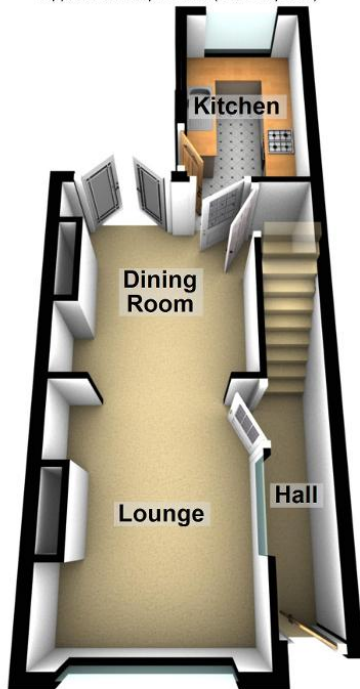
Approx. 33.7 sq. metres (362.6 sq. feet)



Total area: approx. 66.1 sq. metres (711.8 sq. feet)

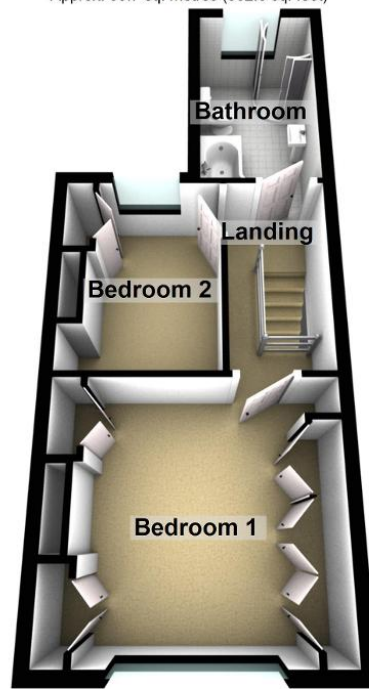
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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