



19 Sutherland Avenue

Hull

HU6 7UG

£157,000

NO CHAIN INVOLVED!! It gives us great pleasure to offer onto the market this beautifully presented 3 Bedroom, bay-windowed middle house which must be viewed to be fully appreciated. The property which benefits from gas radiator central heating and double glazing briefly comprises the following accommodation:- Open Porch, Entrance Hall, 2 Reception Rooms, fitted Kitchen and on the first floor there are 3 Bedroom (the master bedroom has a feature bath and an arch feature leads to Dressing Room (originally the 3rd bedroom but could easily revert back as a bedroom if desired)), Shower Room/WC. The tasteful interior boasts many features and boasts a wonderful home. Outside to the front of the property there is a paved area and pleasant rear garden. Simply a stunning home which must be viewed.



Property Features

- Bay-Windowed Middle House
- 3 Bedrooms (1 At Present Used As a Dressing Room)
- 2 Reception Rooms
- Gas Central Heating and uPVC Double Glazing
- Master Bedroom with Feature Bath
- Superb Shower Room
- Pleasant Rear Garden
- Internal Inspection Essential

Full Description

LOCATION

The property is situated off Endike Lane therefore ideal for local facilities including shops, public transport, schools and convenient travelling distance for Hull city centre.

OPEN PORCH

ENTRANCE HALL

9' 10" x 5' 5" (3m x 1.65m)

With a feature entry door having window and matching side windows, staircase to the first floor with wooden ballustrade, feature radiator, quality laid flooring and understairs storage cupboard.

FRONT SITTING ROOM

13' 5" x 11' 7" (4.09m x 3.53m)

Measured into bay and recess. With uPVC unit hardwood double glazed window overlooking the front, feature radiator and feature

fireplace with open fire and hearth and mantle shelf over, picture railing, quality laid flooring and TV point.

2ND RECEPTION ROOM

17' 2" x 11' 2" (5.23m x 3.4m)

Measured into recess. With chimney breast and wood burning stove standing on a stone hearth with feature brick surround and mantle over, uPVC double glazed window which overlooks the rear, floor-to-ceiling original cupboard and drawers, TV point, quality laid flooring, downlighters and single central heating radiator.

FITTED KITCHEN

11' 0" x 8' 1" (3.35m x 2.46m)

With a good range of fitted units including a Belfast sink with mixer tap, oak worktop surface areas and tiled surrounds, base and wall-mounted units, cupboard housing boiler serving central heating and hot water, downlighters, uPVC double glazed window which overlooks the rear, gas cooker point and SMEG extractor/cooker hood, uPVC double glazed French doors which lead to the rear garden. There is also a space saver heater.

LANDING

With access to the roof void area, feature tall radiator and quality laid flooring.

MASTER BEDROOM

13' 5" x 10' 8" (4.09m x 3.25m)

Measured into recess and bay. With uPVC double glazed bay window which overlooks the front having fitted bespoke blinds, quality laid flooring, built in cupboard, feature radiator and a hip bath with mixer tap and shower attached, TV point and opening to dressing room/bedroom 3.



Full Description

BEDROOM 2

11' 3" x 11' 0" (3.43m x 3.35m)

Measured at widest points. With uPVC double glazed window which overlooks the rear, picture railing, built-in cupboard, single central heating radiator and quality laid flooring.

BEDROOM 3

7' 3" x 6' 2" (2.21m x 1.88m)

Presently used as Dressing Room leading from Master Bedroom but could easily re adapt to provide original 3rd Bedroom. With uPVC double glazed window which overlooks the front having bespoke blinds, fitted wardrobe with sliding doors to the front, feature tall radiator, downlighters and quality laid flooring.

LUXURY SHOWER ROOM

5' 10" x 6' 10" (1.78m x 2.08m)

With fully tiled large walk in shower, vanity wash hand basin with mixer tap, 2 wall lights, heated chrome towel rail/radiator, high level WC and obscured uPVC double glazed window to the rear.

OUTSIDE

To the front of the property is a paved area and to the rear, there is a delightful garden with stone/paved area and great sitting area for entertaining outdoors, fencing on the perimeters, gate, lawn and path, external tap connected, shed and potential rear access if desired.

TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order.

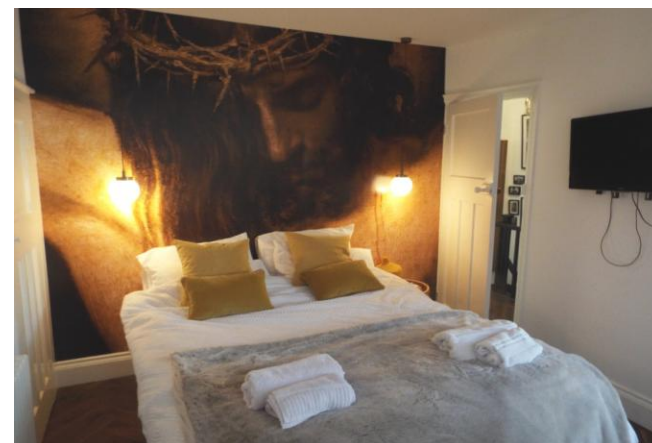
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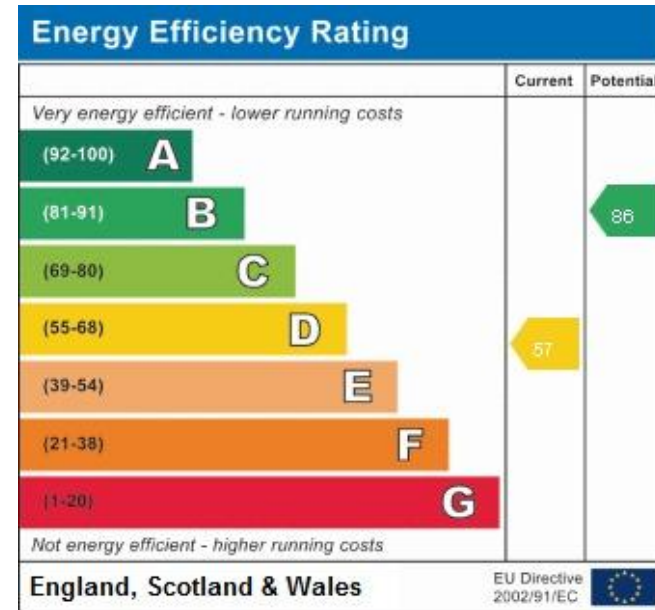






DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only



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