



46 Philip Larkin Close

Hull

HU6 7FB

Guide Price £270,000

A 4 Bedroom double fronted house set in a delightful cul-de-sac setting in this popular residential development. The property has been let for many years for student accommodation therefore this would be a great purchase for investment or alternatively would be ideal as a family home. Benefiting from gas central heating and uPVC double glazing the accommodation briefly comprises of Open Porch, Entrance Hall, Cloakroom/WC, 21ft long Through Lounge, Dining Room (at present used as a letting room), fitted Breakfast Kitchen with integrated oven and hob, Utility Room, on the first floor there are 4 Bedrooms (master having en-suite Shower Room) and Bathroom, the property also enjoys a garden area to the front and rear garden together with a detached brick-built Garage with lawned area and additional parking to the front. Situated in an excellent position for Hull University and good schooling.



Property Features

- Modern Detached House
- Great Investment Or Family Home
- 4 Bedrooms
- 1 Bathroom & 1 En-Suite
- Garage
- Pleasant Cul-De-Sac Setting
- Popular Location
- Viewing Recommended

Full Description

THESE DETAILS ARE DRAFT DETAILS ONLY AND ARE AWAITING APPROVAL BY THE VENDOR

LOCATION

The property is situated on Philip Larkin Close which is just off Inglemire Lane ATION COMPRISES

GROUND FLOOR

OPEN PORCH

ENTRANCE HALLWAY

With a half sealed unit double glazed entry door, staircase leading to the first floor with spindle balustrade, wooden flooring, cornice to the ceiling and under-stairs storage cupboard.

CLOAKROOM

With low level WC, pedestal wash hand basin, extractor and single central heating radiator.

THROUGH LOUNGE

21' 6" x 10' 8" (6.55m x 3.25m)

With uPVC double glazed window which overlooks the front, uPVC double glazed French doors leading to the rear garden, laminate flooring, fire surround with 'marble' inset/hearth and fire, TV point, double and single central heating radiators and cornice to the ceiling.

DINING ROOM

9' 6" x 12' 7" (2.9m x 3.84m)

With wooden flooring, uPVC double glazed window which overlooks the front, cornice to the ceiling and single central heating radiator.

FITTED BREAKFAST KITCHEN

12' 8" x 9' 8" (3.86m x 2.95m)

With stainless steel sink with drainer and mixer tap, fitted base and wall-mounted units, worktop surface areas with tiled surrounds, fitted breakfast table, tiled flooring, under oven with 4 ring gas hob, extractor/cooker hood, dishwasher, uPVC double glazed window which overlooks the rear and single central heating radiator.

UTILITY ROOM

6' 3" x 6' 1" (1.91m x 1.85m)

With stainless steel sink and drainer, plumbing for automatic washing machine, cupboard housing boiler serving central heating and hot water, single central heating radiator, extractor, half sealed unit double glazed entry door leading to the rear garden and plumbing for automatic washing machine.



Full Description

FIRST FLOOR

LANDING

With access to the roof void area and cupboard housing hot water cylinder.

BEDROOM 1

12' 4" x 12' 2" (3.76m x 3.71m)

With fitted wardrobes having overhead cupboards, uPVC double glazed window which overlooks the front and single central heating radiator.

EN-SUITE SHOWER ROOM

6' 11" x 6' 1" (2.11m x 1.85m)

With shower cubicle, vanity wash hand basin with mixer tap, low level WC, single central heating radiator, uPVC obscured double glazed window which overlooks the front, tiled flooring, extractor, down lighters and shaver point.

BEDROOM 2

12' 5" x 10' 1" (3.78m x 3.07m)

With uPVC double glazed window which overlooks the front, single central heating radiator and laminate flooring.

BEDROOM 3

9' 2" x 9' 9" (2.79m x 2.97m)

With uPVC double glazed window which overlooks the rear and single central heating radiator.

BEDROOM 4

9' 0" x 9' 9" (2.74m x 2.97m)

With uPVC double glazed window which overlooks the front, single central heating radiator and laminate flooring.

MAIN BATHROOM

5' 7" x 7' 3" (1.7m x 2.21m)

With panelled bath having handle grips and shower attached, vanity wash hand basin, low level WC, shaver point, down lighters, tiled areas, uPVC obscured double glazed window which overlooks the rear, extractor and radiator.

OUTSIDE

To the front of the property there is a garden area with path and to the rear there is a pleasant garden with lawn and brick walling and fencing on perimeters. To the side there is a brick-built Garage with pitched roof, personal side door, up and over door, lawned area and additional parking space in front of the Garage.

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.

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GUIDANCE ONLY

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