



## 14 Britannia Gardens

Exchange Street, Hull

HU5 1HT

£164,950

This one is not to be missed! A great opportunity to purchase this very well maintained 3 Bedroom semi-detached house offering generously apportioned family accommodation which must be viewed internally to be fully appreciated. The property benefits from gas radiator central heating and uPVC double glazing and briefly comprises of Entrance Hall, Lounge, luxury quality fitted Dining Kitchen including integrated appliances, on the first floor 3 Bedrooms and Bathroom/WC and outside the property stands on a good size garden plot together with private side drive providing vehicular parking. Situated in a pleasant cul-de-sac setting.



## Property Features

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- Modern Semi Detached House
- Beautifully Presented
- 3 Bedrooms
- Good Sized Garden
- Luxury Fitted Dining Kitchen
- Private Side Drive
- Gas Central Heating/uPVC Double Glazing
- Must Be Viewed

## Full Description

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### LOCATION

The property is situated in a cul-de-sac setting off Exchange Street which is accessed via Stepney Lane or Sculcoates Lane. This is an ideal location for local facilities including shops, public transport, schools and good travelling distance for Hull City centre and close to facilities down Newland Avenue and Princes Avenue.

### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

With a half obscured sealed unit double glazed entry door, staircase leading to the first floor, laminate flooring and single central heating radiator.

##### LOUNGE

15' 3" x 11' 9" (4.65m x 3.58m)

With uPVC double glazed window which overlooks the front, chimney breast with wall-mounted electric fire, TV point, double central heating radiator, laminate flooring and built-in cupboard.

##### LUXURY FITTED DINING KITCHEN

15' 1" x 10' 7" (4.6m x 3.23m)

With stainless steel sink and drainer with mixer tap, fitted base and wall-mounted units, marble worktop surface areas, marble fitted table, double central heating radiator, laminate flooring, integrated appliances including built-in oven and 4 ring gas hob, extractor/hood, fridge/freezer, plumbing for automatic washing machine, 2 uPVC double glazed windows which overlook the rear, cornice to the ceiling and half obscured double glazed entry door leading to the rear garden.

##### FIRST FLOOR

##### LANDING

With uPVC double glazed window which overlooks the side, built-in cupboard, further built-in cupboard housing boiler and tank and access to the roof void area.

##### BEDROOM 1

12' 9" x 7' 9" (3.89m x 2.36m)

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

##### BEDROOM 2

13' 8" x 8' 7" (4.17m x 2.62m)

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



## Full Description

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### BEDROOM 3

12' 7" x 7' 2" (3.84m x 2.18m)

Measurements narrowing to 3'10". With uPVC double glazed window which overlooks the front, single central heating radiator and laminate flooring.

### BATHROOM

6' 1" x 5' 5" (1.85m x 1.65m)

With panelled bath, vanity wash hand basin with mixer tap, low level WC, fully tiled walls, uPVC obscured double glazed window, single central heating radiator and tiled flooring.

### OUTSIDE

To the front of the property there is a forecourt garden with brick walling, gate, path and private side drive via 2 entry gates providing vehicular parking and to the rear there is a good size garden with fencing on perimeters, gravelled area, lawn and shed.

### 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

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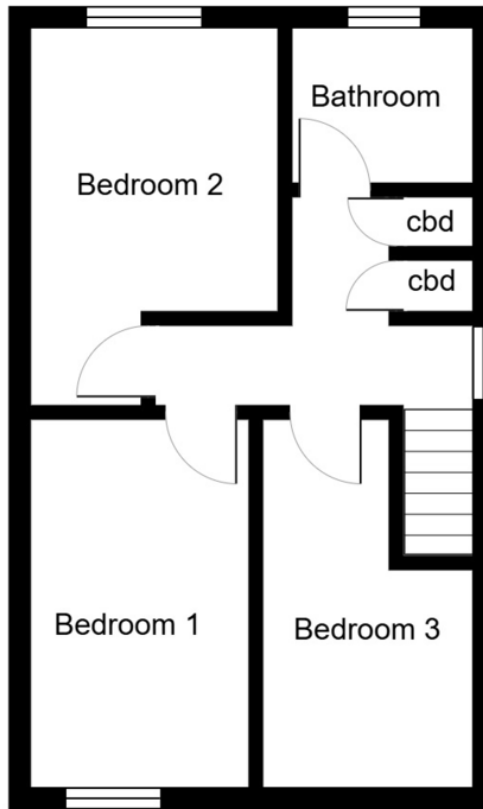
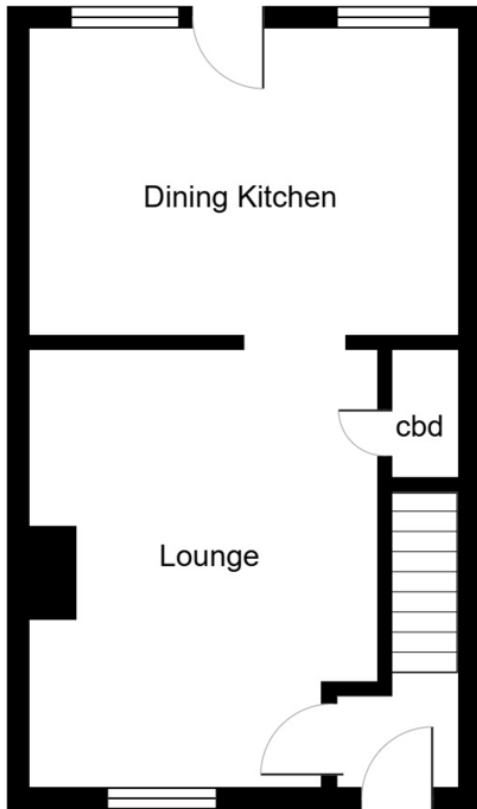
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All measurements are approximate and for display purposes only

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