



54 Flanders Red, Hull, East Yorkshire, HU7 4WF

- Four Bedroom Detached Family House
- Entrance Hall
- Conservatory
- Side Entrance Utility and Cloaks/WC
- Three Further Bedrooms & Family Bathroom
- Well Presented Accommodation
- Lounge with access into Dining Area
- Kitchen with Range of Units
- Master Bedroom with En Suite
- Off Road Parking and Garage

O.I.R.O £245,000



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Four bedroom detached family house, located off Nidderdale close to Ennerdale. The property offers well presented accommodation and is highly recommended for an early viewing. The accommodation comprises:- Entrance hall, lounge, dining area, conservatory, kitchen with units and appliances, side entrance utility, cloakroom/WC, first floor landing, master bedroom with en suite shower room, three further bedrooms and a family bathroom. Outside, there is an enclosed rear garden area with off road parking and integral garage to the front. Gas central heating and double glazing. Viewing by appointment with Leonards please.

Location

Located off Nidderdale, the property is within easy reach of the Ennerdale leisure centre. Local amenities and schooling are nearby. Via the A1033 Thomas Clarkson Way there is access to the Kingswood Retail Park which offers an extensive range of shopping and leisure facilities.

Entrance

A main front entrance door provides access into the property.

Entrance Hall

With stairs leading off to the first floor accommodation with useful under stairs cupboard. Wooden effect flooring, radiator and access doors to ground floor rooms off.

Lounge

10'5" x 14'6" (3.192m x 4.426m)

Window to the front elevation, fire surround with inset pebble effect gas fire. Radiator and archway leading into:

Dining Area

8'4" x 8'0" (2.550m x 2.454m)

Wooden effect flooring, radiator and French doors providing access into:

Conservatory

7'10" x 11'2" (2.401m x 3.418m)

Overlooking the rear garden with tiled effect flooring, ceiling fan and two electric wall heaters.

Kitchen

12'0" x 8'10" (3.682m x 2.700m)

Fitted with a comprehensive range of base and wall units, complimentary work surfaces with tiled splashbacks incorporate the single drainer sink unit. Appliances of electric oven with five ring gas hob over and hood, dishwasher and fridge/freezer. Fitted breakfast bar, window to the rear elevation and tiled effect flooring.

Side Entrance Utility

5'5" x 5'1" (1.655m x 1.563m)

Work surface with tiled splashback, wall cupboards with concealed gas fired central heating boiler. Side entrance door providing access to the outside. Radiator and extractor fan.

Cloakroom/WC

5'6" x 3'5" (1.677m x 1.044m)

WC and wash hand basin with tiled splashback, window to the rear elevation and radiator.

First Floor Landing

With access doors to all rooms off, radiator and airing cupboard with hot water unit.

Master Bedroom One

10'9" x 11'4" (3.302m x 3.455m)

Window to the front elevation, range of bedroom furniture comprising of wardrobes and bedside units. Wall light points, radiator and access into:



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En Suite Shower Room

5'10" x 7'8" max sizes (1.803m x 2.362m max sizes)

Suite of shower cubicle, wash hand basin and WC. Window to the front elevation, storage cupboard, radiator and extractor fan.

Bedroom Two

9'4" max x 15'10" (2.864m max x 4.839m)

Window to the front elevation, fitted wardrobes, access to roof void, radiator and wooden effect flooring.

Bedroom Three

9'11" x 11'4" into recess (3.026m x 3.475m into recess)

Window to the rear elevation, radiator and wardrobes set into the recess area.

Bedroom Four

9'3" x 6'0" + 5'5" x 5'2" (2.838m x 1.852m + 1.671m x 1.587m)

Window to the rear elevation, range of wardrobes, radiator and wooden effect flooring.

Family Bathroom

6'10" x 5'6" (2.089m x 1.686m)

Containing a white suite of panelled bath with mixer tap and shower attachment, wash hand basin and WC. Window to the rear elevation, part tiled walls, radiator and wooden effect flooring.

Outside

The property has a block paved area to the front which provides off road parking and access to the integral garage. There is side pedestrian gated access to the rear. The enclosed rear garden is laid mainly to lawn with flower and shrub beds, pathway, small garden pond and useful metal garden store. There is outside lighting and a garden tap.

Integral Garage

8'10" x 17'4" (2.697m x 5.290m)

With up and over door, light, power and bench.

Energy Performance Certificate

The current energy rating on the property is C (74).

Outgoings

From Internet enquiries with the valuation Office website the property has been placed in Band D for Council Tax purposes, Local Authority Reference Number 00280033005401. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Services

The mains services of water, gas and electric are connected.

Tenure

The tenure of this property is Freehold.

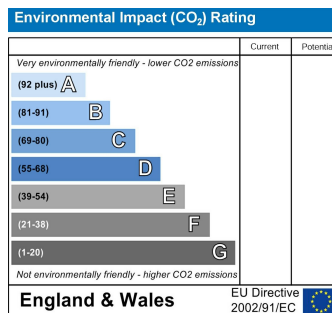
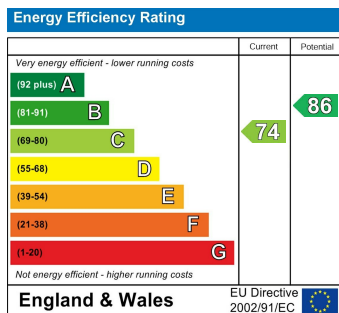
Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

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