



158 Stanbury Road, Hull, HU6 7BW
£240,000

The Property Perspective

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We are delighted to offer for sale this extended and well maintained detached house located on a popular development with access to amenities and transport links plus access to OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating, PVCu double glazing and solar panels*. There is a modern dining kitchen with appliances plus modern bathroom and WC. Items of note include electric fire and surround to lounge, fitted wardrobes to 2 bedrooms, alarm plus electric vehicle charging point. There are ample sockets and media points to the property. The home is ready to move in with flooring, curtains and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining room, dining kitchen, utility room and WC. There are 4 well proportioned bedrooms plus a family bathroom accessed from the first floor landing.

The property has well maintained gardens with lawns, decking and external tap. There is a gated driveway offering parking for a number of vehicles with a car charging point plus a detached garage with power and light.

Tenure - Freehold
Council Tax - Band D
Solar Panels* - The property has rented solar panels fitted on a 25 year lease from 2017. The home benefits from electricity provided by the panels with unused electricity utilised by the panel rental company. This provides substantially reduced electricity bills for the property.

The property comprises.

GROUND FLOOR

Entrance Hall

With laminate flooring.

Lounge 21'5" x 11'0"(max) (6.55m x 3.37m(max))

A light through room with feature bay window plus electric fire and surround. With timber flooring, curtains and blinds.

Dining Room 12'2"(max) x 9'8"(max) (3.72m(max) x 2.96m(max))

With laminate flooring, curtains and blinds.

Dining Kitchen 19'1"(max) x 8'8"(max) (5.83m(max) x 2.66m(max))

A light dual aspect room having a comprehensive range of modern wall and base units with complimenting laminate worktops, upstands and backing boards. With double oven, hob, hood, dishwasher and American fridge freezer. With laminate flooring and blinds.

Utility Room 14'5"(max) x 4'1"(max) (4.40m(max) x 1.25m(max))

Having laminate worktops and washing machine. Laminate flooring plus door leading to rear garden.

WC 5'9"(max) x 3'7"(max) (1.77m(max) x 1.11m(max))

Having white sanitary ware, tiling and laminate flooring.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 13'0"(max) x 12'1"(max) (3.98m(max) x 3.69m(max))

Having fitted wardrobes and units plus carpets and curtains.

Bedroom 2 12'0"(max) x 10'11"(max) (3.68m(max) x 3.35m(max))

With carpets and curtains.

Bedroom 3 9'3" x 8'9" (2.82m x 2.67m)

With fitted wardrobes, laminate flooring and curtains.

Bedroom 4 9'3"(max) x 7'6"(max) (2.82m(max) x 2.30m(max))

With carpets and curtains.

Bathroom 7'3" x 5'4" (2.23m x 1.64m)

Having modern white sanitary ware with shower bath and curtains, wall and floor tiling, chrome ladder radiator plus recessed spot lights.

EXTERNAL

The property has well maintained gardens with lawns, decking and external tap. There is a gated driveway offering parking for a number of vehicles with a car charging point plus a detached garage with power and light.

