



21 Taunton Road, Hull, HU4 7JY

- Extremely well presented
- Three bedrooms, GCH
- Lounge and fitted kitchen
- Hall/dining area, uPVC DG. Bathroom with three piece. Courtyard and bathroom.

Price £112,500



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EXTREMELY WELL PRESENTED PROPERTY THAT MUST BE VIEWED. With views of the Humber Bridge, close to Sirius Academy West Secondary School and local amenities this property is an ideal family home. Deceptively spacious and accommodation comprising of a good size entrance hall that can also be used as a dining area, lounge with two sets of French doors and an attractive fitted kitchen. Three bedrooms to the first floor and a bathroom with a white three piece suite. Courtyard to the front and a lawn garden to the rear. With gas central heating and uPVC double glazing, view now to appreciate the accommodation on offer.

LOCATION

Ideally located off Anlaby Park Road South, via Gower Road, West Hull, the property is close to all local amenities and handy for the West of the City for shops, schools and public transportation. Good road connections are easily accessible to the Clive Sullivan Way, Hull City Centre, the A63 and the M62 motorway links, as well the Humber Bridge.

GROUND FLOOR

ENTRANCE

Enter via a uPVC double glazed door to the side of the property into the hall.

ENTRANCE HALL

6.50m x 2.08m (21'4 x 6'10)

Spacious hallway with laminate flooring. A uPVC double glazed window to the side aspect. Stairs leading to the first floor accommodation. Spotlights. Internal doors leading into the lounge and kitchen. Under stairs storage cupboard.

KITCHEN

3.30m x 2.90m (10'10 x 9'6)

A uPVC double glazed window to the front aspect, Attractive fitted kitchen with a good range of base, wall and drawer units with contrasting work surfaces. Stainless steel sink unit with mixer tap. Gas hob with extractor hood over. Built in electric oven. Space for a fridge freezer. Plumbing for an automatic washing machine and a dish washer. Spotlights. Tiled splash backs.

LOUNGE

4.80m x 4.55m (15'9 x 14'11)

Fantastic lounge with two sets of uPVC double glazed French doors leading out into the rear garden. Centre placed feature fire surround housing an flame effect electric fire. Two radiators. Coving to the ceiling. TV aerial.

FIRST FLOOR/LANDING

Carpeted on the staircase and landing. Loft access. Doors leading into the three bedrooms and bathroom. Spotlights. Coving to the ceiling. Radiator.



BEDROOM ONE
3.78m to wardrobes x 2.67m
(12'5 to wardrobes x 8'9)

A uPVC double glazed window to the rear aspect. Radiator.
Fitted sliding wardrobes.

BEDROOM TWO
3.18m x 2.92m (10'5 x 9'7)

A uPVC double glazed window to the front aspect. Radiator.
Cupboard with combi boiler. Free standing wardrobes.

BEDROOM THREE
2.90m max x 1.98m (9'6 max
x 6'6)

A uPVC double glazed window to the rear aspect. Radiator.
Coving to the ceiling.

BATHROOM
1.73m x 1.68m max (5'8 x 5'6
max)

A uPVC double glazed window to the front aspect. Fitted with a
white three piece suite comprising of a panel bath with electric
shower, pedestal wash hand basin and low level flush WC.
Radiator. Fully tiled walls.

EXTERNAL

Courtyard to the front of the property with a gravel area. To the
rear is a good size garden mainly laid to lawn with block paving
and there is a wooden shed. A rear gate provides access into a
pedestrian area and onto a park/playground.

SERVICES

The mains services of water, gas, drainage and electric are
connected. The property has a combi boiler for gas central
heating and hot water.

OUTGOINGS

From Internet enquiries with the valuation Office website the
property has been placed in Band A for Council Tax purposes,
Local Authority Reference Number:00330491002103.
Prospective buyers should check this information before making
any commitment to purchase the property.

**ENERGY PERFORMANCE
CERTIFICATE**

The current energy rating on the property is C.

VIEWINGS

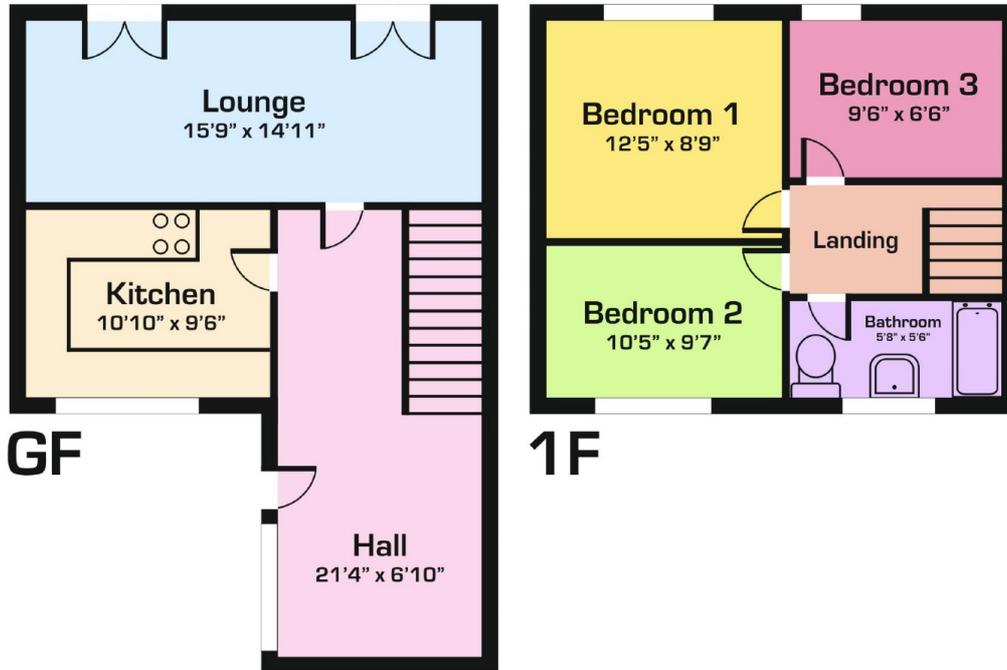
Strictly through the sole agents Leonards (01482) 375212.

**VALUATION/MARKET
APPRAISAL**

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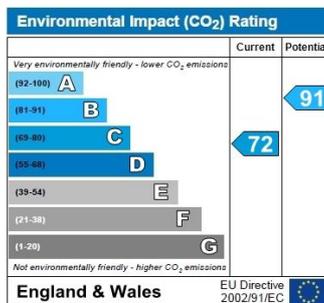
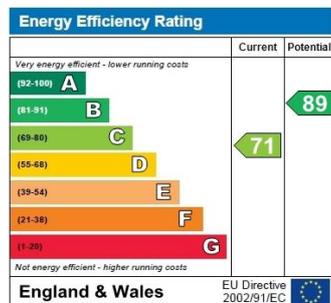
Energy rating -C





21 Taunton Road

Room identification plan not to scale



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