



The Paddock, Hull, HU4

£220,000



3 2 2 Band: B

- Superbly Presented, Extended & Re-Modelled House
- Three Double Bedrooms
- Two Bath/Shower Rooms
- Utility Room & WC
- Gas Central Heating & PVCu Double Glazing
- South-West-Facing Garden with Garden Bar
- Smart Resin Private Driveway
- Overlooking The Green!



Hudson Property

37 The Square, Hessle, East Yorkshire, HU13 0AE

Telephone: 01482 645100



This superbly presented, extended and re-modelled house is tucked away on beautiful The Paddock overlooking the green, within easy reach of Anlaby, Hessle, Hull, and the A63/M62 corridor. The house, which is fitted with PVCu double glazing and gas central heating, is set out over three floors. The ground floor comprises an extended entrance hall, lounge, kitchen/diner, utility room, and WC. The first floor comprises a landing with two storage cupboards, two double bedrooms, and a large modern bathroom. The second floor comprises a landing with a storage cupboard, a large principal bedroom, and a modern shower room. An external solid wall insulation system has recently been installed to the front of the house to improve its thermal insulation. To the front of the property is a private drive recently laid to resin. To the left-hand side of the house is a shared gated passageway leading to the rear garden. To the rear of the property is a spacious, fully enclosed garden facing approximately south-west, laid to decking and artificial lawn, and housing a large 'garden bar' with a storage shed alongside, both with power. This is a fabulous home in a beautiful and popular west Hull location, so check out the video tour and then contact Hudson's to book your viewing!

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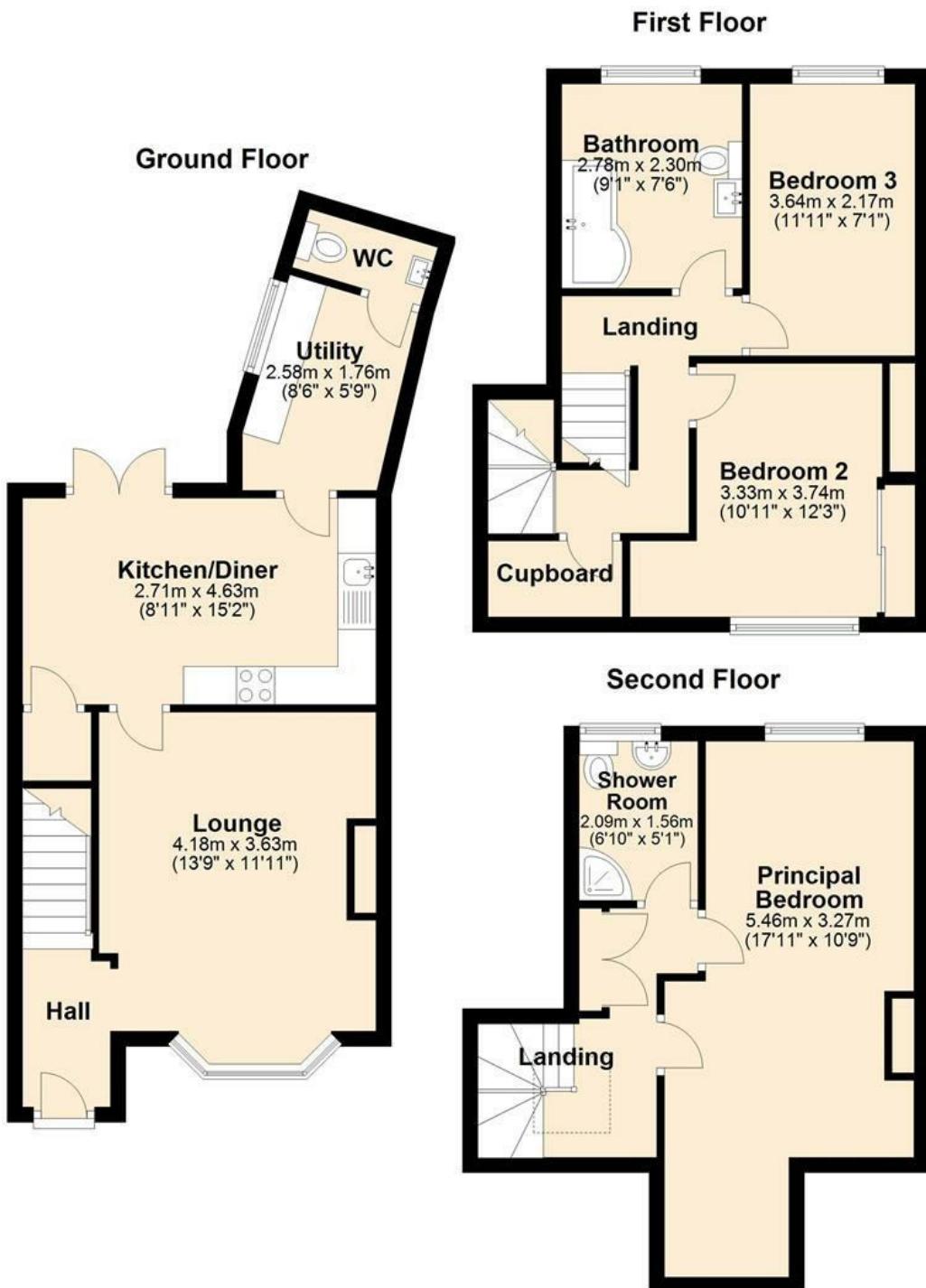
FIXTURES & FITTINGS: All carpets, curtains, blinds and light fittings are included in the sale. Some of the furniture in the garden bar may be available to purchase by separate negotiation. **TENURE:** The tenure of this property is Freehold. **OTHER INFORMATION:** We believe the house to be of solid wall construction, to be connected to mains gas, electricity, water, and drainage, as well as to Internet broadband. **4TH BEDROOM:** Originally, the loft conversion contained two bedrooms and the existing owners have combined the two bedrooms to form a principal bedroom, as a result of which this is a 3-bedroom house. However, the principal bedroom could easily be partitioned once again to create a 4th bedroom, and the original door to bedroom 4 remains in place. Please see the additional floor plan showing the previous layout.



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MEASUREMENTS: Please note that all measurements are approximate. **STAMP DUTY:** Many property purchases are subject to Stamp Duty Land Tax, and the rules governing stamp duty and the levies imposed are complex. HM Revenue & Customs have an online calculator to assist you in calculating your stamp duty liability (<https://www.gov.uk/stamp-duty-land-tax>) but please always check with your solicitor. **COPYRIGHT:** All photographs, images, and video footage taken, used or provided by Hudson Property are the exclusive property of Hudson Property Angels Limited and are protected by copyright law. The images and footage may not be reproduced, copied, transmitted or manipulated without the written consent of a director of Hudson Property Angels Limited. All music used by Hudson Property is done so under licence.