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**Limb**  
MOVING HOME



*10 Buttermere Close, Hull, East Yorkshire, HU4 6DG*

- 📍 Three Storey Townhouse
- 📍 Underfloor Heating Throughout
- 📍 Modern Kitchen
- 📍 Council Tax Band = C
- 📍 Three Double Bedrooms
- 📍 Low Maintenance Garden
- 📍 Block Paved Driveway
- 📍 Freehold / EPC = C

**£195,950**



## INTRODUCTION

This modern townhouse offers stylish, low maintenance living. This three-storey townhouse provides immaculately presented, contemporary accommodation with underfloor heating throughout and stylish tiling throughout the ground floor. Accommodation includes an entrance hallway, cloaks/W.C. with feature sink and tap, modern kitchen with integrated appliances, spacious lounge/diner with doors opening out to the westerly facing rear garden. There are two double bedrooms with fitted wardrobes and a family bathroom on the first floor. The top floor is dedicated to the principle bedroom with en-suite shower room. There is a block paved driveway to the front and outside store. The rear garden enjoys a westerly aspect and is set out for ease of maintenance with artificial lawn and patio.

## LOCATION

Buttermere Close is situated off St Martins Avenue, which runs off North Road to the west of Hull. The property lies on a bus route which leads into Hull city centre or in a westerly direction through the suburbs and into the villages. The general area affords a number of shops and amenities, together with both primary and secondary schooling.

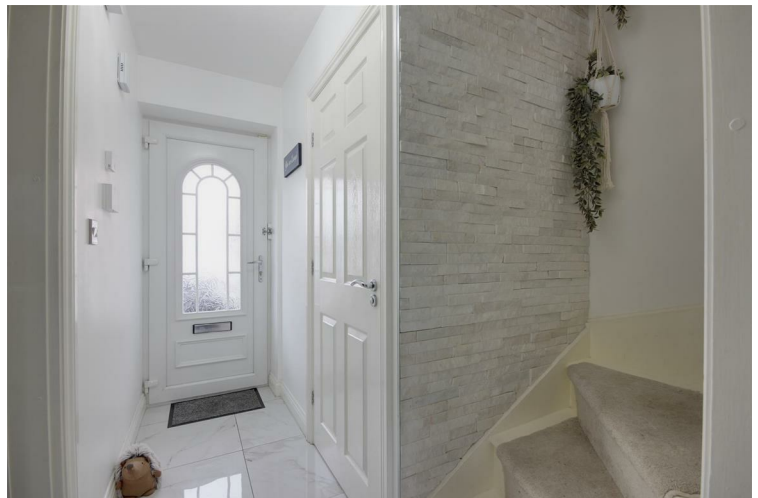
## ACCOMMODATION

Residential entrance door to:



## ENTRANCE HALLWAY

With stylish tiled floor and staircase leading up to the first floor.



## CLOAKS/W.C.

With stylish tiling to the walls and floor plus low flush W.C. and feature vanity unit with circular basin and tap.



## KITCHEN

10'1" x 6'4" approx (3.07m x 1.93m approx)

Having a range of modern base and wall units with laminate worktops, one and a half bowl sink and drainer, oven, four ring gas hob with filter hood above. There is space for a fridge/freezer and plumbing for a washing machine. Tiled floor, tiled splashbacks and window to front.



## LOUNGE

15'3" x 13'5" approx (4.65m x 4.09m approx)

With tiled floor and French doors leading out to the rear garden. There is also a useful understairs cupboard.





## FIRST FLOOR

### LANDING

With staircase leading up to the second floor.



### BEDROOM 2

11'8" x 9'6" approx (3.56m x 2.90m approx)  
Measurements up to fitted wardrobes. Window to rear.





## BEDROOM 3

11'9" x 8'8" approx (3.58m x 2.64m approx)

Measurements up to fitted wardrobes. Windows to front elevation.



## BATHROOM

With modern suite comprising a bath, wash hand basin and low flush W.C. Heated towel rail and tiled floor.



## SECOND FLOOR

## BEDROOM 1

22'3" x 9'10" approx (6.78m x 3.00m approx)  
With window to the front elevation.



## EN-SUITE SHOWER ROOM

With modern suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiled floor, heated towel rail and Velux style window to rear.





## OUTSIDE

There is a block paved driveway to the front and a utility cupboard with power and light. The rear garden is set out for ease of maintenance with artificial lawn, paved patio, decked area and attractive planted borders. There is also a garden shed.



## REAR VIEW



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

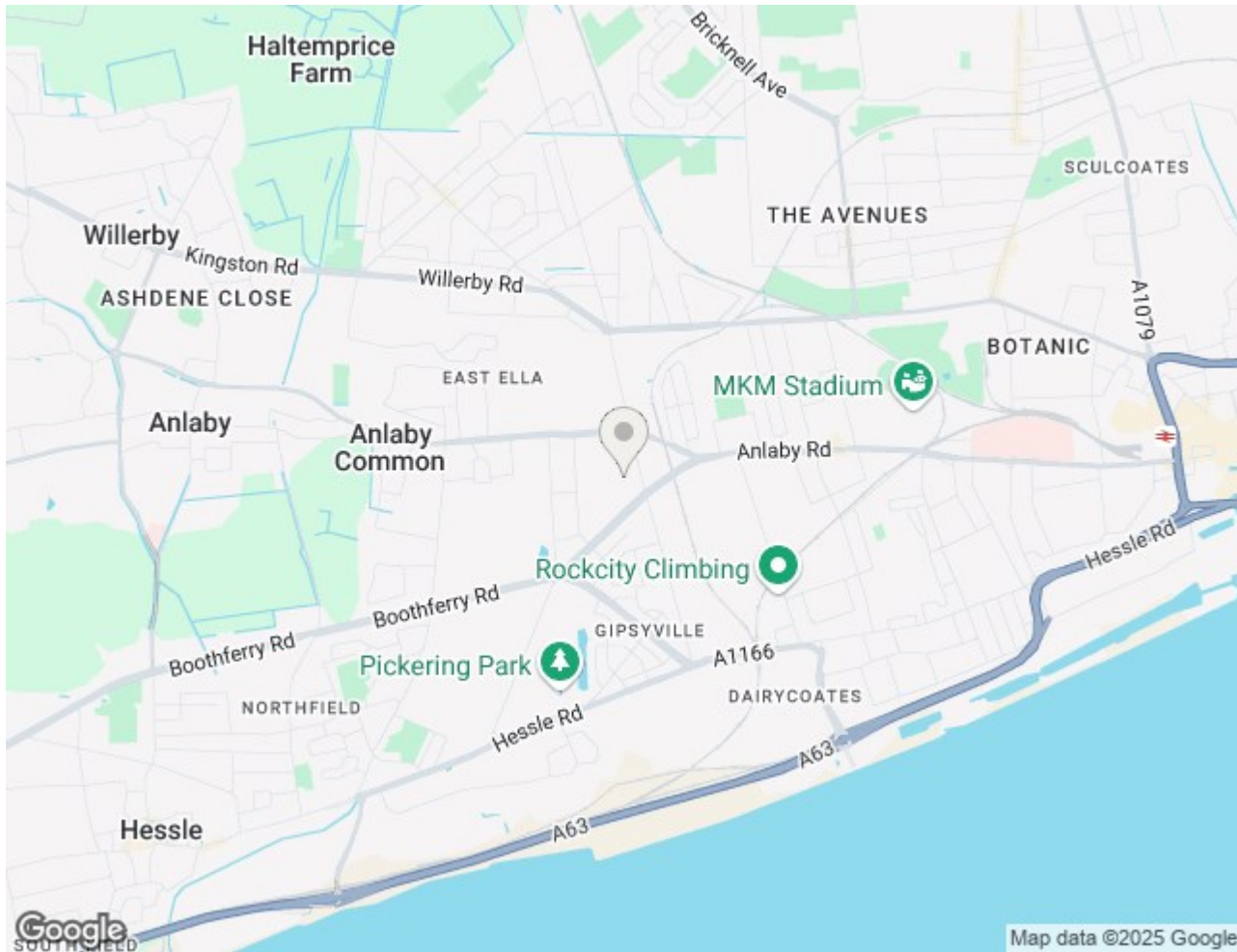
## PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

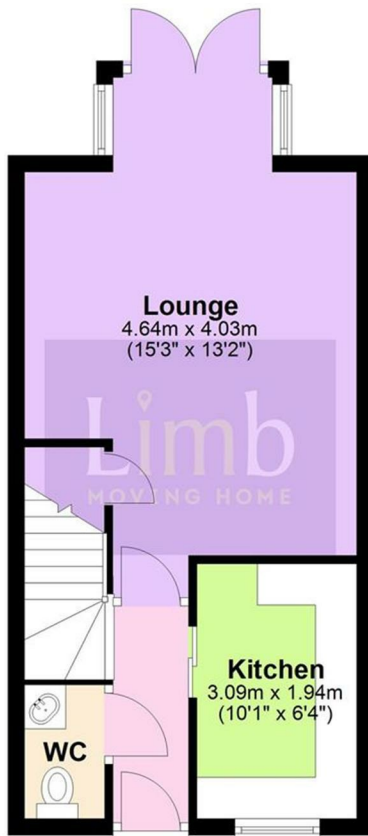
## VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

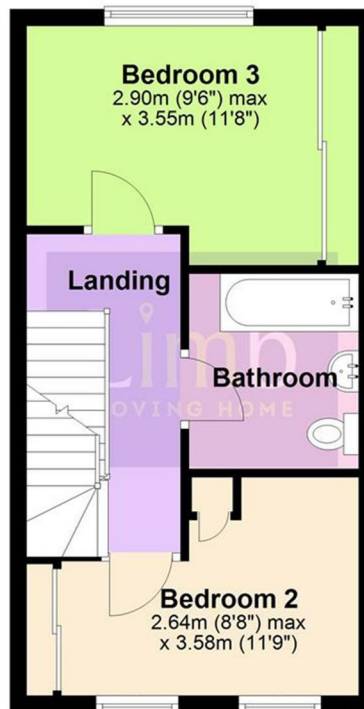




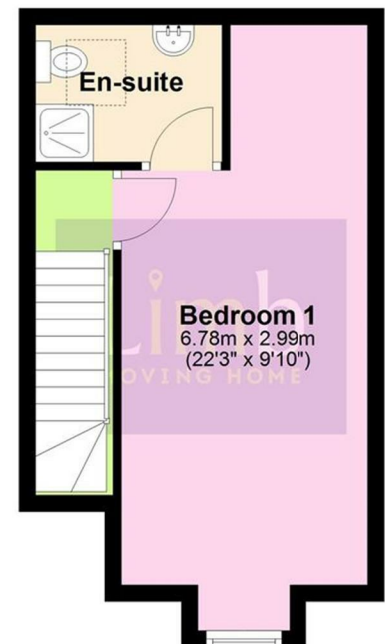
## Ground Floor



## First Floor




## Second Floor



Total area: approx. 92.4 sq. metres (994.1 sq. feet)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	