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Limb
MOVING HOME



The Old Coach House, 3 Union Street, Hull, HU2 8HD

- 📍 Outstanding Conversion
- 📍 Former Coach House
- 📍 Amazing Open Plan Living
- 📍 Council Tax Band = TBC
- 📍 3 Bedrooms
- 📍 Garage
- 📍 Convenient Location
- 📍 Freehold/EPC = D

£259,950

INTRODUCTION

Just take a look at the pictures! This amazing conversion of a Grade II listed former coach house has created a simply stunning home full of character, blending beautifully with striking contemporary fittings. With approx. 1,500 sq.ft. of accommodation over two floors, the property affords plenty of space with many features, the highlight of which is a spectacular open plan living and kitchen area upon the first floor with its exposed brick walls and vaulted ceiling with timber roofbeams and trusses. The coach house is believed to be of late 18th century origin having been used for many purposes over the years including most recently as offices. The conversion has created a beautiful home for an incoming purchaser which also provides three bedrooms, en-suite shower room and cloak room, feature bathroom and a separate sitting room/office. The property also benefits from a garage. It is understood that a parking permit can also be obtained by a resident. In all, a rare opportunity and early viewing is very much strongly recommended.

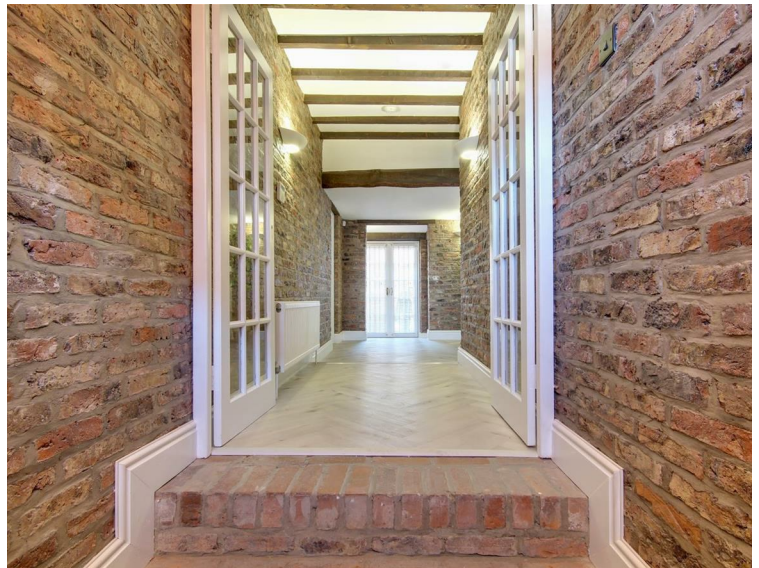
LOCATION

The property is located on the north side of the commercial city area of Kingston Upon Hull and the surrounding area is a mix of residential, commercial and retail offerings. The property is therefore ideal for those looking to take advantage of the numerous shops and amenities that are on the doorstep.

ACCOMMODATION

ENTRANCE VESTIBULE

With double doors opening to the hallway.



INNER HALLWAY

A spacious and welcoming hallway with staircase leading up to the first floor.



GARAGE

22'3" x 9'6" approx (6.78m x 2.90m approx)

With both double opening doors and an internal roller door. Internal access is available into the hallway.

UTILITY ROOM

7'4" x 5'9" approx (2.24m x 1.75m approx)

Situated to the rear of the garage with sink and drainer unit installed.

BEDROOM 1

14'3" x 10'10" approx (4.34m x 3.30m approx)

With windows to front elevation.



EN-SUITE SHOWER ROOM

With low level W.C., wash hand basin and shower cubicle with both rainhead and handheld shower system, heated towel rail.



BEDROOM 2

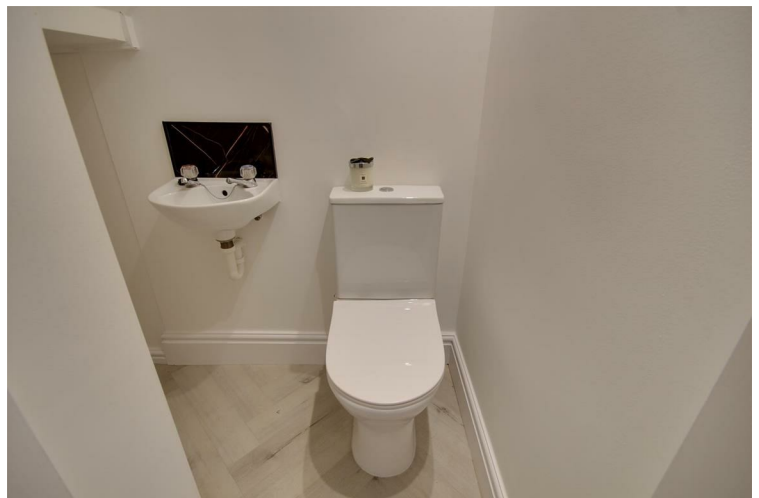
11'6" x 9'7" approx (3.51m x 2.92m approx)

With window to rear and double doors opening to a small secure yard area.



EN-SUITE CLOAK ROOM

With low level W.C. and wash hand basin.



BATHROOM

9'6" x 8'4" approx (2.90m x 2.54m approx)

A stunning bathroom having a freestanding claw footed bath, low level W.C., wash hand basin and cabinet, shower cubicle, heated towel rail.



FIRST FLOOR

OPEN PLAN LIVING/KITCHEN

27'0" x 24'0" approx (8.23m x 7.32m approx)

An amazing space which provides the feeling of loft living having exposed brick walls and a vaulted ceiling with beams and trusses visible. There are two windows to the front elevation and the kitchen has a striking range of contemporary dark coloured units with work surfaces and a grand island with breakfast peninsular. There is an integrated oven, four ring hob, dishwasher and 70/30 fridge freezer. This room has the benefit of air conditioning together with radiators for heating.



SITTING ROOM/SNUG

11'7" x 9'6" approx (3.53m x 2.90m approx)
With deep bay window to rear elevation.



BEDROOM 3

11'5" x 9'6" approx (3.48m x 2.90m approx)
With vaulted ceiling and exposed trusses, windows to two elevations plus Velux windows.



OUTSIDE

There is a small and secure yard to the rear.

HEATING

The property has the benefit of gas fired central heating to radiators.

TENURE

Freehold

COUNCIL TAX BAND

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

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

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

AGENTS NOTE

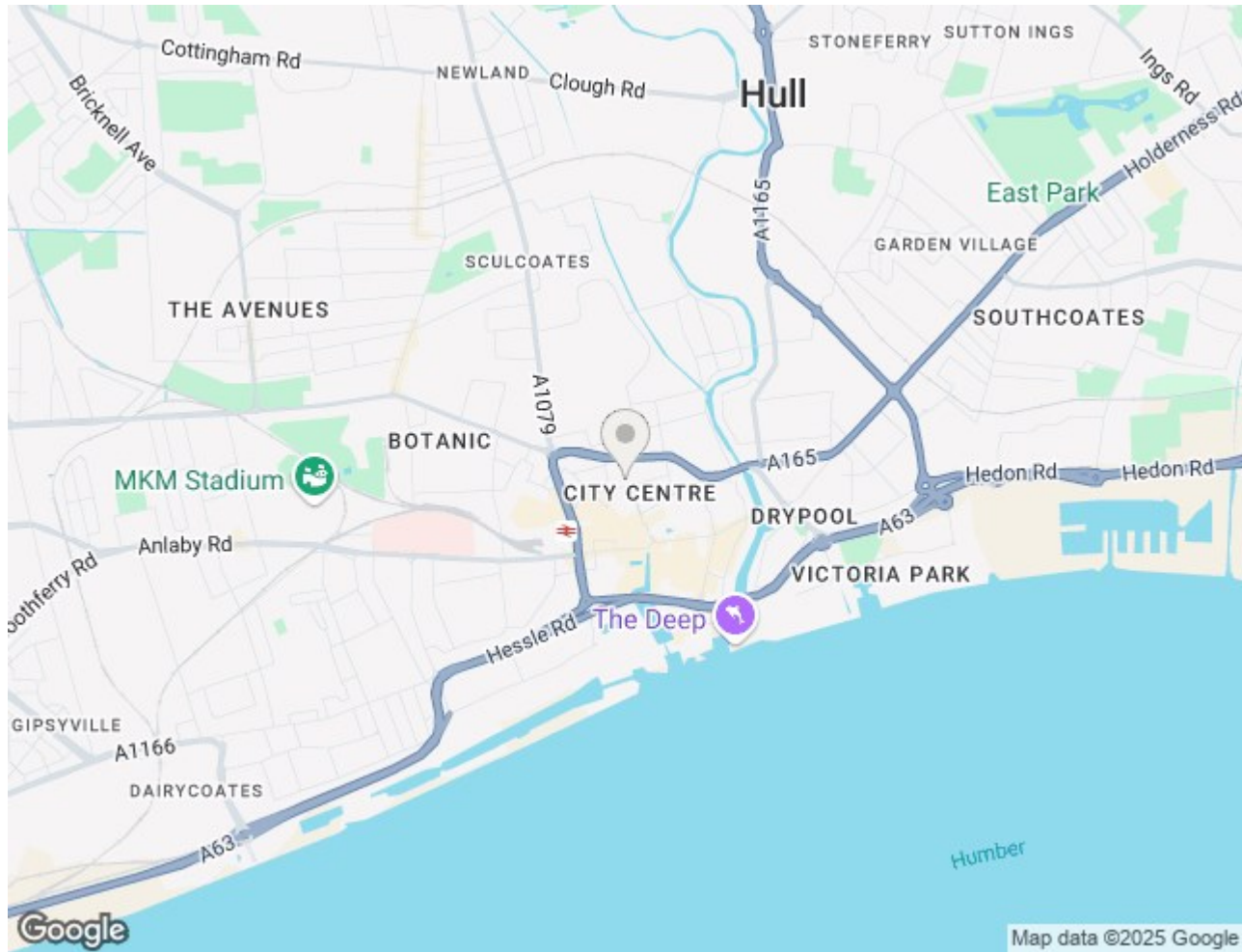
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.

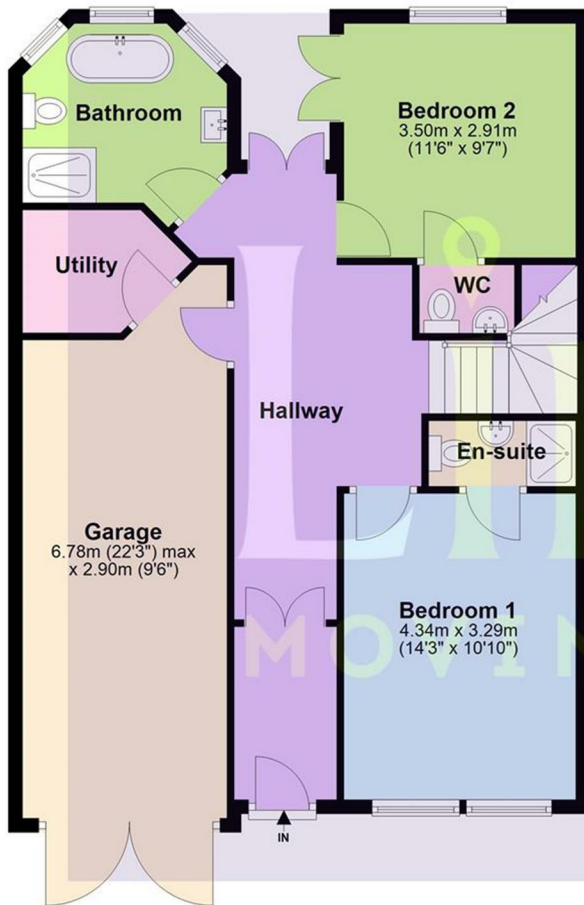
VALUATION SERVICE

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.



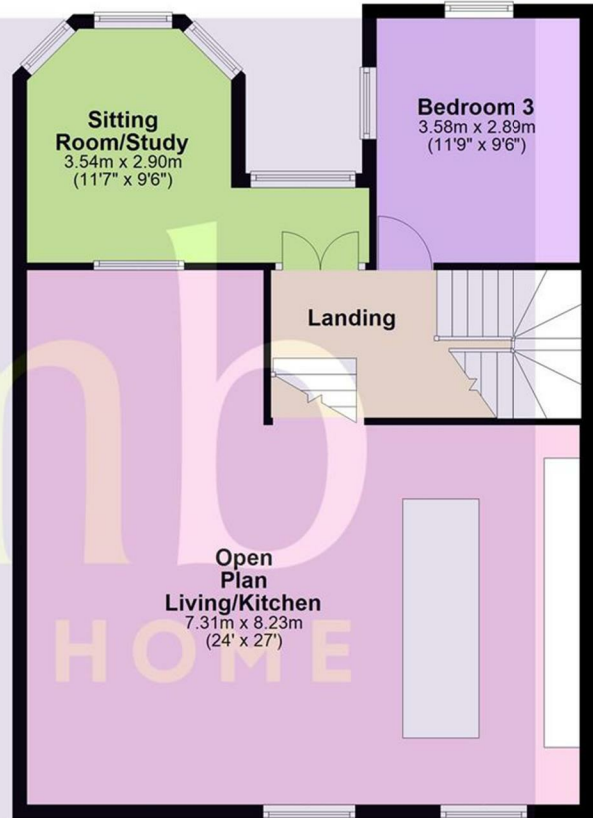
Ground Floor

Approx. 83.1 sq. metres (894.2 sq. feet)



First Floor

Approx. 81.7 sq. metres (879.6 sq. feet)



Total area: approx. 164.8 sq. metres (1773.7 sq. feet)
3 Union Street

