



£450,000

3 Hurle Road, Clifton, Bristol, BS8 2SY

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3 Hurlle Road Clifton, Bristol, BS8 2SY

A light, airy and spacious split-level top floor apartment set within an attractive period building located just off Whiteladies Road in Clifton.

This impressive property has been recently decorated throughout, period features including sash windows, benefits from off street parking, and is available with no onward chain.

You enter the building on the ground level and into a communal hallway with stairs leading up to the flat front door. The flat entrance takes you into a very spacious kitchen and dining area complete with beach fitted units and a contrasting worktop, tiled splash backs and stainless steel fittings. There are two cupboards in the kitchen. One for storage and the other houses the consumer unit. A large triple glazed window provides plenty of light and an outlook overlooking gardens.

At the front of the property is a generous living room with sash windows, which adjoins the second double bedroom which features a dormer sash window.

A contemporary bathroom is located off the hallway and is tastefully finished with tiled walls, floors and splash backs, a modern white suite, separate shower enclosure, chrome fittings and glass bricks.

Stairs from the hallway lead to the split-level floor below which houses the master bedroom which looks out to the rear of the property.

Externally the property has a beautiful perched facade with the popular gable front detail, dressed bath stone, and sand coloured blockwork. The exterior is then finished off with a contrasting block paved driveway.



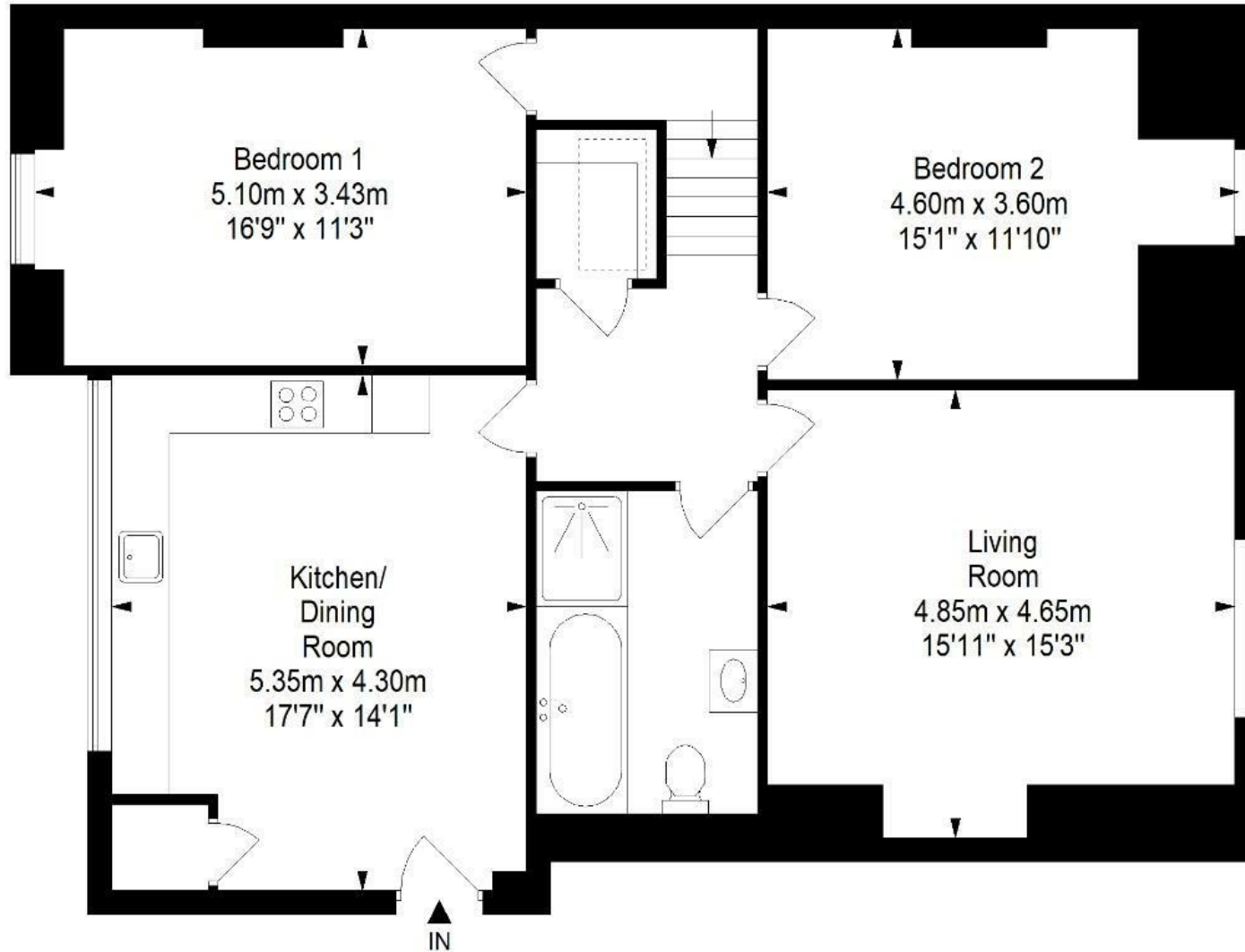
The top floor apartment at 3 Hurlle Road is a perfect example of a classic period property. There really is no compromise. Its spacious, bathed with light, offers good head height and is located on a premium road in the area, and one of the best locations in Clifton just off Whiteladies Road, providing easy walking access to all the shops, cafes, Clifton train station, and amenities etc one could ask for.





Top Floor Flat, Hurle Road, Clifton, Bristol, BS8 2SY

Approximate Gross Internal Area = 97.0 sq m/ 1044.1 sq ft



This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		74	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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