



**60 Bellfield Avenue, Hull, HU8 9DT**

**Offers Over £174,950**

Urban Property are delighted to present this beautiful, semi-detached home, located in the sought-after Camberwell development. Formerly the show home, it boasts immaculate presentation throughout, featuring a spacious lounge, a stylish dining kitchen with integrated appliances, downstairs wc, and three well-sized bedrooms as well as family bathroom to the first floor. The property is equipped with gas central heating, double glazing, and enjoys front and rear gardens, along with a private driveway for off-street parking. Situated in a popular area with easy access to local amenities and Hull city centre, and highly regarded schools. Arrange your viewing today!

## Ground Floor:

### Entrance Hallway

A welcoming space with an entry door, radiator, access to wc and lounge.

### Cloakroom/WC

Featuring a low-level WC, wash basin with mixer tap, radiator, and extractor fan.

### Lounge (4.55m x 3.43m)

A bright and spacious lounge with a uPVC double-glazed window overlooking the front aspect, central heating radiators (both double and single), and a TV point. Door to:

### Dining Kitchen (4.62m x 3.38m)

A well-appointed modern kitchen with quality fitted wall and base units, one and a half bowl stainless steel sink with mixer tap, work surfaces with tiled surrounds and under-lighting. Integrated appliances include a fridge/freezer, built-in under-oven, four-ring hob, extractor hood, and automatic washing machine. French doors open to the rear garden. A housing cupboard contains the boiler, which serves the central heating and hot water systems.

## First Floor:

### Landing

Access to the loft, built-in cupboard, and radiator.

### Master Bedroom (4.55m x 2.44m)

A spacious master bedroom with a uPVC double-glazed window to the front, and radiator.

### Bedroom 2 (3.30m x 2.11m)

A second bedroom with a uPVC double-glazed window to the rear and radiator.

### Bedroom 3 (2.36m x 2.26m)

A third bedroom with a radiator and a double-glazed window to the rear.

### Family Bathroom (2.01m x 1.98m)

Featuring a panelled bath with mixer taps and shower over, tiled bath walls, pedestal wash hand basin, low-level WC, radiator, extractor fan, and a uPVC double-glazed obscured window overlooking the front.

### Exterior

To the front, the property features a low-maintenance garden and a private driveway offering ample parking. The rear garden includes a lawned area, paved sections, and perimeter fencing for added privacy.

Thinking of moving? Contact us on 01482 226560 to arrange your free no obligation market appraisal. We are your local, family run Estate Agents offering a personal, bespoke professional service at an unbeatable fee.

### Disclaimer

-None of the services, fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

-Room Measurements in these particulars are only approximations and are taken to the widest point.

-An EPC is held for this property and is available for inspection at the branch should you wish to view. It is also available online through the properties details on our website [www.urbanpropertyhull.co.uk](http://www.urbanpropertyhull.co.uk).

-To arrange a viewing for this property please contact Urban Property 01482 226560 356 Holderness Road Hull HU9 3DQ.

-If you require a Mortgage to purchase this or any other property, we offer a free Mortgage Consultation with an independent Mortgage Broker. Please ask for further details.

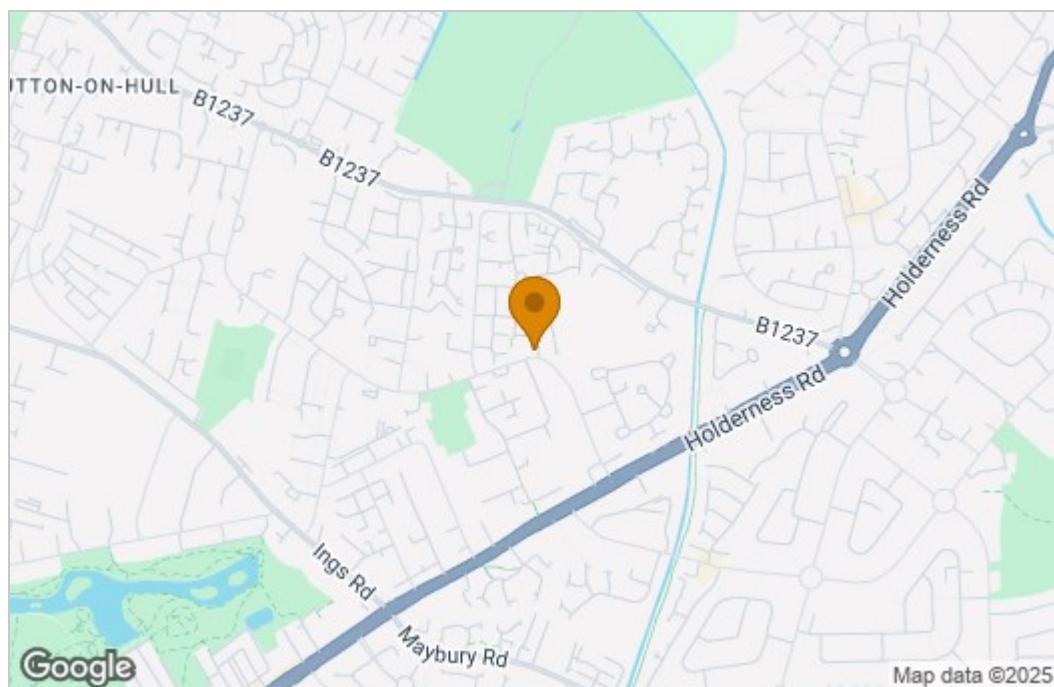
All mortgages are subject to status and valuation.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## Floor Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.