



**51 Burbage Avenue, Hull, HU8 OEG**

**£274,950**

Urban Property are proud to present this extensively extended and beautifully presented family home offering four bedrooms, additional loft space and a bright sun room. Featuring a modern open-plan kitchen with integrated appliances, family bathroom and separate shower room, off-street parking and a landscaped rear garden with garden bar. Ideally located close to highly regarded schools, this rare property combines generous living space with an excellent location.

## Ground Floor

### Entrance Hallway

Welcoming entrance hall providing access to the lounge and staircase to the first floor.

### Inner Hallway

Useful additional hallway space with access to the ground floor WC and kitchen, enhancing the flow of the home.

### Living Room

A well-proportioned and comfortable reception room, ideal for everyday family living, featuring ample space for seating and natural light from the front aspect.

### Kitchen

An impressive, extensively fitted modern kitchen offering a wide range of wall and base units, integrated appliances and generous worktop space. The kitchen includes a breakfast bar and opens into the sun room, creating a fantastic open-plan family and entertaining space.

### Sun Room / Dining Area

A bright and versatile extension providing space for dining and relaxing, with double doors opening directly onto the rear garden, allowing plenty of natural light and seamless indoor-outdoor living.

### Ground Floor WC

Conveniently located cloakroom fitted with a WC and wash hand basin.

## First Floor

### Landing

Central landing providing access to all first-floor rooms and staircase to the loft space.

### Bedroom One

A generous double bedroom with ample space for wardrobes and bedroom furniture.

### Bedroom Two

Another well-sized bedroom, ideal as a double room or spacious child's bedroom.

### Bedroom Three

A comfortable bedroom suitable for a child's room, guest room or home office.

### Bedroom Four

A versatile fourth bedroom, ideal as a nursery, study or dressing room.

### Family Bathroom

Fitted with a bath, wash hand basin and WC, serving the family bedrooms.

### Family Shower Room

A valuable addition featuring a shower, wash hand basin and WC, perfect for busy households.

## Second Floor

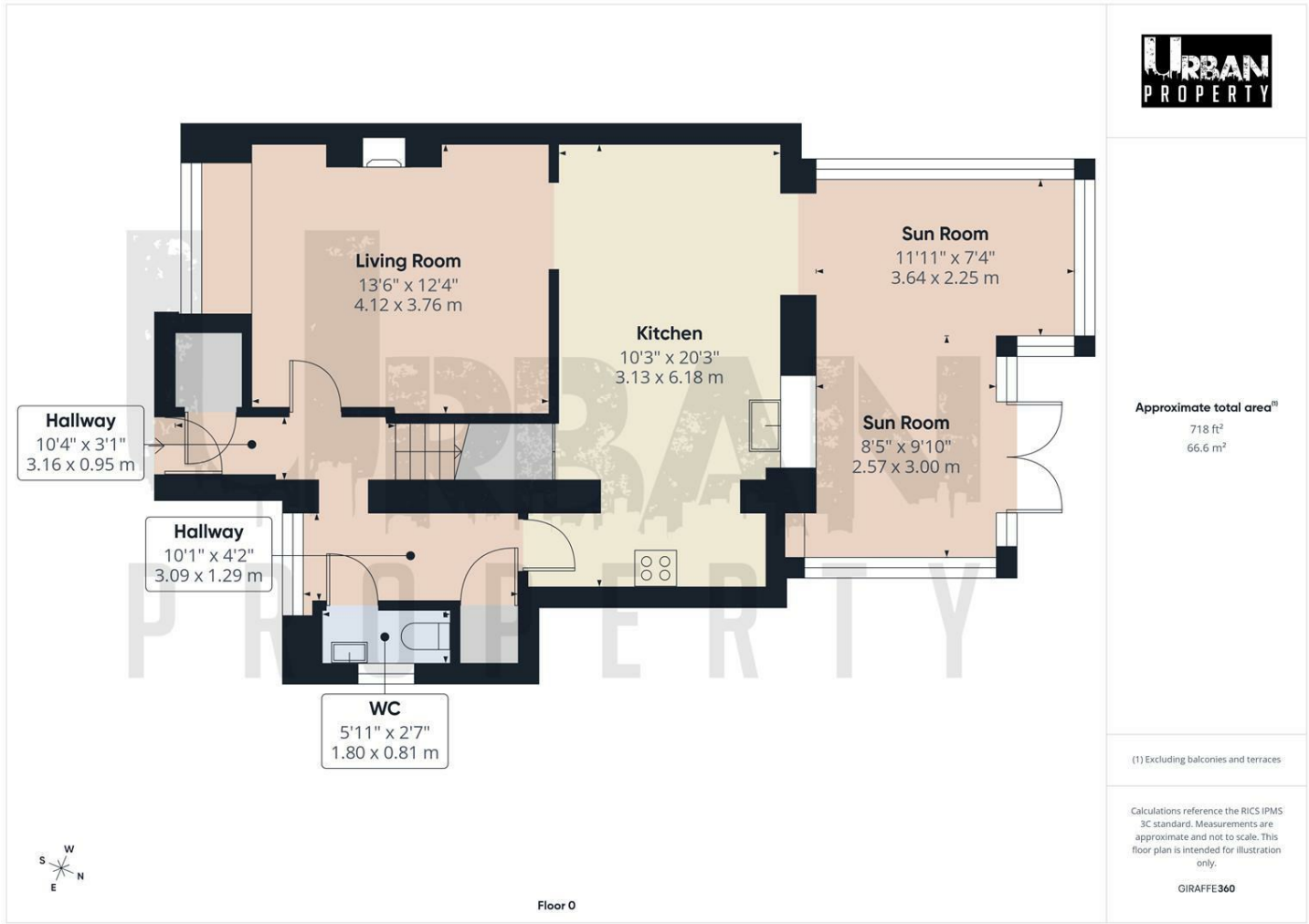
### Loft Space

A useful and versatile loft space accessed via a fixed staircase, featuring a Velux window providing natural light. Ideal for use as a home office, hobby room or additional storage space (with some restricted head height).

### Exterior

This property has very well presented front and rear aspects, providing off street parking, designed for ease of maintenance, with artificial lawn, storage shed and garden bar.

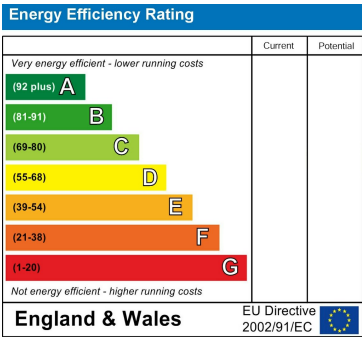
Floor Plan



Area Map



Energy Efficiency Graph



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