

staniford
grays



33 Crusoe Road, Kingswood, Hull, HU7 3NL

£169,950

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33 Crusoe Road

Hull, HU7 3NL

- IMMACULATE END TERRACE
- EXTRA WIDE GARDEN
- OFF STREET PARKING
- OPEN PLAN LIVING AREA
- TWO DOUBLE BEDROOMS
- SIDE DRIVEWAY
- ELECTRIC CAR CHARGING POINT
- WC/ CLOAKS

An immaculately presented two bedroom end terrace with extra wide garden and side driveway allowing parking for numerous cars with the benefit of an electric car charging point.

Briefly comprising entrance hallway, living dining kitchen, WC cloaks, the first floor has access to two double bedrooms and a modern fitted bathroom. The side of the property has double the width of most other properties in the area allowing for a large garden and off street parking.



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ACCOMMODATION COMPRISES

ENTRANCE DOOR TO HALLWAY

With stairs to the first floor and radiator.

WC/ CLOAKS

With low flush WC, pillared wash hand basin, radiator and window to the front.

LIVING DINING KITCHEN

27'6" max x 15'0" (8.38m max x 4.57m)

Kitchen area has wall and base units, rolled top work surfaces, stainless steel sink, halogen hob with extractor hood over, electric oven under. There is an integral fridge freezer, integral dishwasher, washing machine and window to the front.

The living area has patio doors to the rear and under stairs storage cupboard.

FIRST FLOOR LANDING

Has loft access and radiator.

BEDROOM ONE

15'1" x 11' (4.60m x 3.35m)

Window to the rear and radiator.

BEDROOM TWO

15'0" x 9' (4.57m x 2.74m)

Has a large feature window to the front and radiator.

HOUSE BATHROOM

Has a panel bath with shower attachment, glass shower screen, low flush WC and pedestal wash hand basin, chrome towel rail and is set in a part tiled surround.



EXTERNAL

To to the front there is one parking space only and to the side of the property there is a driveway which can hold two vehicles with electric charging facilities.

Whilst to the rear is a twice the normal size garden with paved area, lawned garden and is set in a fenced surround.

COUNCIL TAX:

We understand the current Council Tax Band to be B

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

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

PROPERTY PARTICULARS DISCLAIMER : PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

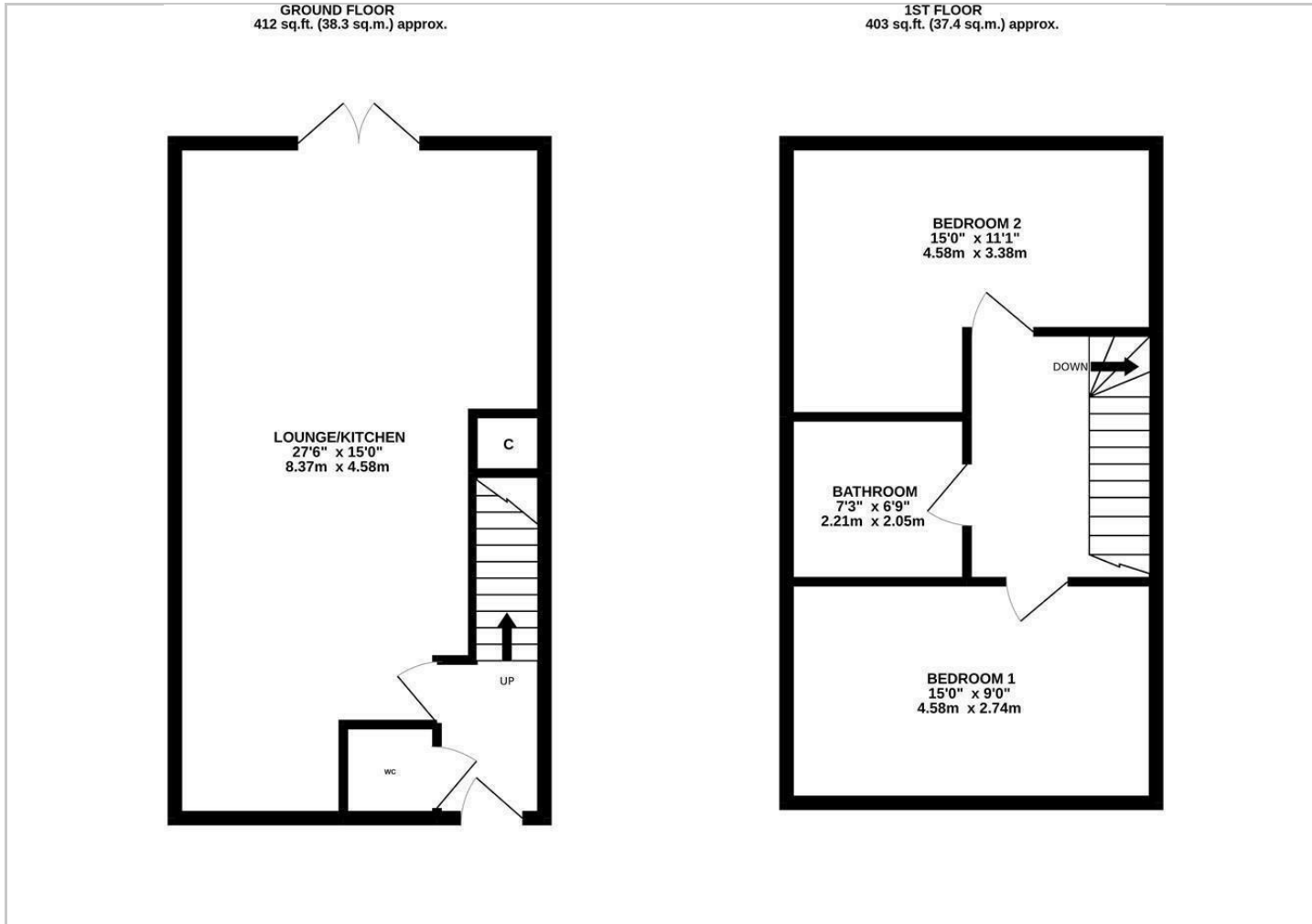
MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

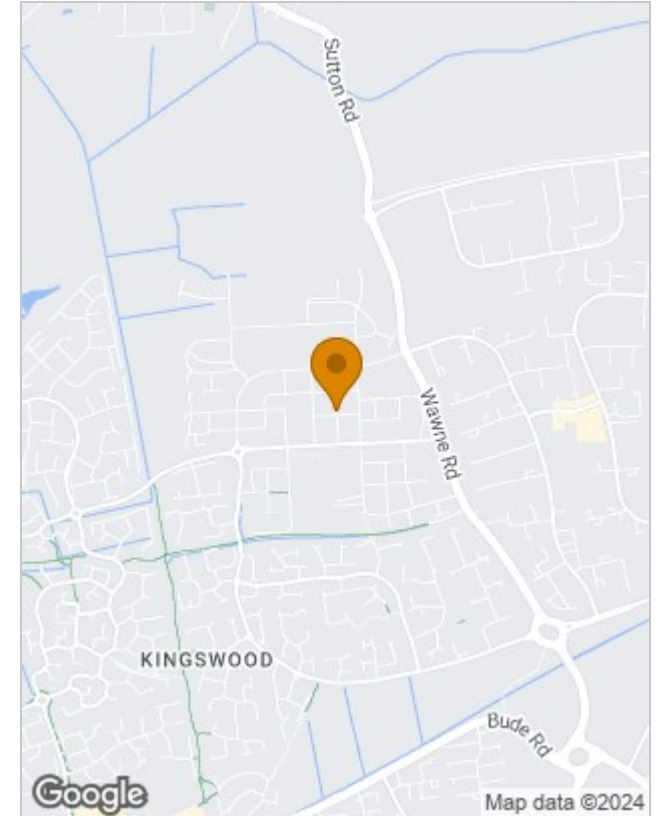
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(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	

Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.