

staniford
grays



83 Manor Road, Hull, HU5 5NS

Offers Over £130,000





83 Manor Road

Hull, HU5 5NS

- WELL APPOINTED
- IMMACULATE 'COTSWOLD STYLE' KITCHEN
- GENEROUS GARDENS
- 2 DOUBLE BEDROOMS
- MODERNISED INTERIOR
- EXTENDED TO REAR
- STORE/GARAGE
- VIEWING ADVISED

EXTENDED AND IMPROVED HOME, IDEAL FOR FIRST TIME BUYERS AND INVESTORS.

Offering personality following a programme of improvement internally all within a convenient West Hull setting.

Invited for inspection is this well maintained and modernised home. With a versatile and open plan internal layout with a number of improvements having been made over the years and suitable for a host of applicant profiles.

The versatile layout comprises; Entrance Hallway, Open plan to a Reception Lounge leading to a generous Dining/Kitchen Extension. To the first floor level Two double bedrooms and a separate Shower Room feature.

The private rear garden remain a key selling feature with external store/garage of a good size also.

Viewing available by appointment and advised given the competitive price point and size of home available.



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GROUND FLOOR

ENTRANCE

Being open plan to the main reception space, accessed via uPVC double glazed entrance door, staircase approach to first floor level.

RECEPTION LOUNGE

With uPVC double glazed window to the front elevation, suitably sized to accommodate furniture suite, open staircase with balustrade and spindles, built-in understairs storage cupboard, solid oak flooring, access door leads to the extended kitchen/dining area,

KITCHEN / DINING SPACE

Having recently been appointed in a country Cotswold style, with a range of character wall and base units in sage green finish, solid oak work surfaces, a number of integrated appliances include built-in fridge freezer, electric oven with gas hob over, wall mounted extractor canopy, integrated washing machine, ample space provided for breakfast/dining table, further wall and base units to the alternate room length with brick slip wall detailing, uPVC double glazed window to the garden outlook, French doors opening to garden, solid oak flooring continuing.

FIRST FLOOR

BEDROOM ONE

With uPVC double glazed window to the front elevation, of double bedroom proportions, panelled wall detailing and exposed floorboards.

BEDROOM TWO

With uPVC double glazed window to the rear garden outlook, of a generous size for a second bedroom, with laminate floor covering, loft access point.

SHOWER ROOM

Having been modernised by the current vendor with sanitaryware including curved glass shower cubicle with wall mounted showerhead and console, inset granite-effect bowl into solid timber shelving, low flush w.c, heated towel rail, neutral tiling to splashbacks and floorcoverings, privacy window to the rear.



OUTSIDE

Manor Road itself remains conveniently positioned in a popular West Hull setting, offering a number of similarly style terraced homes.

The subject dwelling benefits from an offset road position with low level wall to the front boundary and hard landscaping. Gated access leads to the rear garden with laid to lawn grass, established herbaceous planting and shrubbery to borders and edges, opening to a further garden area and access to an external store / garage. This can be accessed via shared access to the rear.

AGENTS NOTE

Given the standard of upgrade and internal finish, comes recommended for further internal inspection, with viewing available with the sole selling agent Staniford Grays.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current Kingston-Upon-Hull council tax band is 'A'.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

MORTGAGE CLAUSE

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@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.

FEES

The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



Floor Plans



Viewing

Please contact our Swanland Office on 01482 631133 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.

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Location Map



Energy Performance Graph

