



65 Wensleydale, Hull, HU7 6DD

Offers Over £130,000

Brought to the market with NO CHAIN involved! This two bedroom (plus loft space) semi detached bungalow is situated in this popular residential area of Sutton Park! Benefiting from having a detached garage to the rear! Installed with gas central heating & double glazing. Accommodation briefly comprises; fitted kitchen, lounge, two bedrooms ( bed 2 being used as dining room), bathroom, inner hall and fixed stairs to loft space. To the exterior is an enclosed front garden designed for ease of maintenance. To the rear is a fully enclosed garden with paving area and garden room with power and lighting.

Freehold

Council tax band: A

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Kitchen - 4.78m x 2.69m

With entrance door, window to the side, laminate flooring, vertical radiator, range of wall & base units with complimenting work surface & tiling to splash backs, stainless steel sink unit with chrome mixer tap over, electric oven, halogen hob, chimney style extractor fan over, plumbing for automatic washing machine and space for fridge freezer.

Lounge - 5.51m x 3.04m

With bow window to the front, carpet flooring, radiator, electric fire and stairs to loft.

Bathroom

With window to the side, tiled flooring, radiator, tiled walls, low flush w/c, wall mounted sink unit and panel enclosed bath with shower over.

Bedroom one - 3.45m x 3.04m

With window to the rear, carpet flooring and radiator.

Bedroom two - 2.72m x 2.41m

With carpet flooring, radiator and French doors to rear.

Loft Space - 5.82m x 4.46m

With velux window to the rear, laminate flooring and radiator. (To Urban Property's knowledge the loft space does not have building regulation approval)

Exterior

To the exterior is an enclosed front garden designed for ease of maintenance. To the rear is a fully enclosed garden with paving area and garden room with power and lighting.

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.

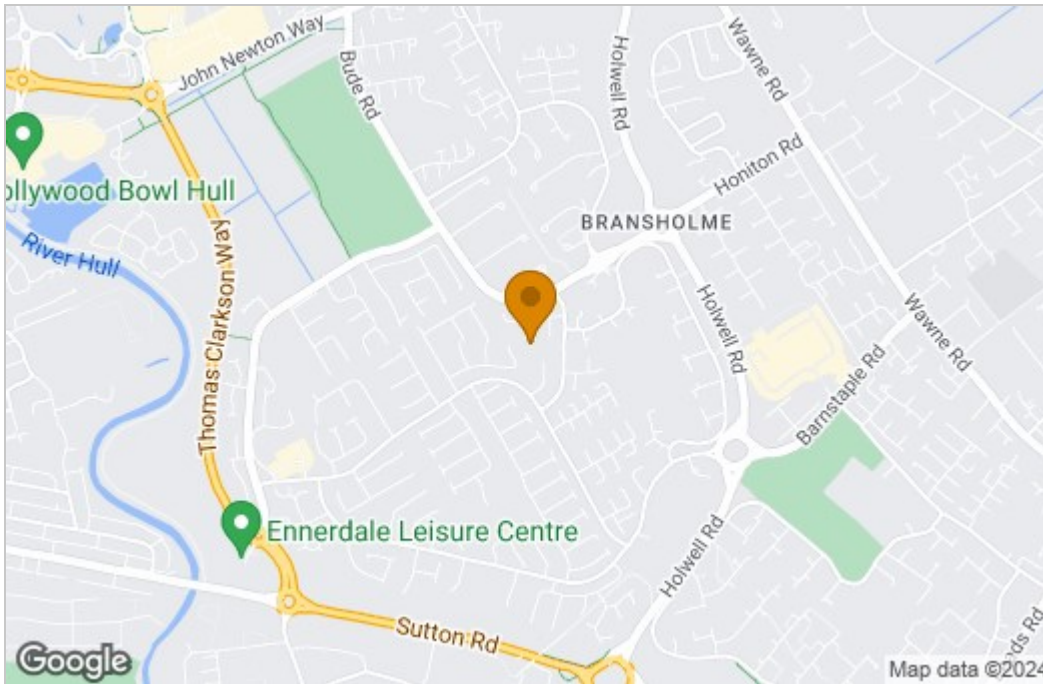
-If you require a Mortgage to purchase this or any other property, we offer a free Mortgage Consultation with an independent Mortgage Broker. Please ask for further details.

All mortgages are subject to status and valuation.

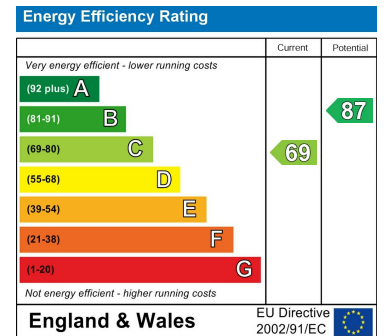
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.