



**47 Laburnum Avenue, Hull, HU8 8PF**

**£225,000**

This extended three bedroom semi detached property is situated in the ever popular Garden Village! This property would suit the growing family and is presented to a high standard throughout with many original features. Benefiting from having conservatory extension, side extension and off street parking to the rear! Installed with gas central heating and double glazing. Accommodation briefly comprises; entrance hall, lounge, dining kitchen, utility room, W/C and conservatory to the ground floor. The first floor comprises; 3 bedrooms and a newly installed bathroom.

Freehold

Council tax band: C

## Ground floor

### Entrance hallway

With entrance door, carpet flooring, window to the side, stairs off and door to:

### Lounge - 4.3m x 4.2m

With window to the front, carpet flooring, radiator and original storage cupboard.

### Dining kitchen

With x2 windows to the side, laminate flooring, x2 radiators, range of wall & base units with contrasting work surface & tiling to splash backs, electric oven, gas hob, chimney style extractor hood and space for fridge freezer.

### Conservatory - 2.8m x 2.8m

With tiled flooring and door to rear.

### Utility room

With tiled flooring, plumbing for automatic washing machine and wall mounted boiler.

### W/C

With window to the side, vinyl flooring, tiled walls, low flush w/c and wall mounted hand wash basin.

## First floor

### Bedroom one - 4.1m x 3.0m

With window to the front, carpet flooring, radiator and fitted wardrobes.

### Bedroom two - 3.0m x 2.7m

With window to the rear, carpet flooring and radiator.

### Bedroom three - 3.0m x 2.1m

With window to the side, carpet flooring and radiator.

### Bathroom

With window to the rear, vinyl flooring, chrome heated towel rail, part tiled walls, wall mounted vanity hand wash basin, low flush wc and panel enclosed bath with shower over.

### Exterior

With an attractive walled front garden with lawn side access. To the rear is a brick built garage & driveway providing off street parking and a large fully enclosed garden majority laid to lawn, with patio area with pagoda over.

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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.

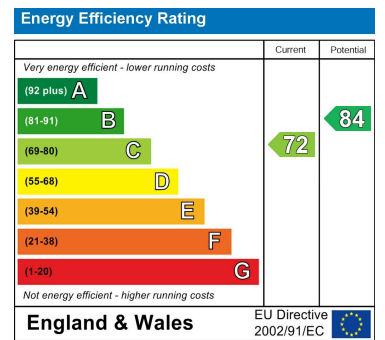
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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