



12 Farndale Avenue, Hull, HU9 2PH

Offers Over £115,000

Brought to the market with NO CHAIN involved! This three bedroom mid terraced property is an ideal first home! Situated in this popular residential area close by to local shops & amenities. With potential for off street parking to the rear via ten-foot access! Benefiting from having a newly fitted kitchen, a full re wire and has recently been re plastered throughout (excluding hall). Installed with gas central heating and double glazing. Accommodation briefly comprises; entrance porch, lounge, kitchen and downstairs w/c to the ground floor. The first floor comprises; three bedrooms and a bathroom. To the exterior are easily maintainable front and rear gardens. Arrange your viewing today!

Freehold

Council tax band: A

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Ground floor

Lounge

With window to the front, carpet flooring, radiator, feature fireplace and stairs off.

Kitchen

With window to the rear, laminate flooring, radiator, range of wall & base units with contrasting work surface, electric oven, halogen hob, chimney style extractor fan, stainless steel sink unit with chrome mixer tap over and rear door.

Downstairs w/c

With low flush w/c

First floor

Landing

With doors to:

Bedroom one

With windows to the front, carpet flooring and radiator.

Bedroom two

With window to the rear, carpet flooring and radiator.

Bedroom three

With window to the rear, carpet flooring, radiator and wall mounted boiler.

Bathroom

With vinyl flooring, radiator, low flush w/c, pedestal hand wash basin, panel enclosed bath, tiled walls.

Exterior

To the exterior are low maintenance gardens to the front and rear.

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.

-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.

-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.

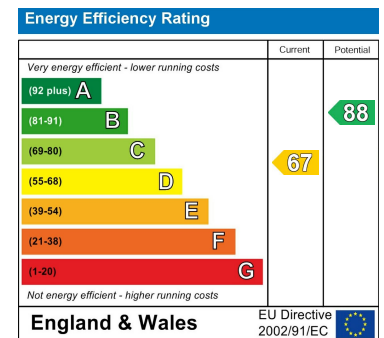
Floor Plan



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.