

**7 Dornoch Drive, Kingston Upon Hull, HU8 8JL**

**£149,950**

Brought to the market with NO CHAIN involved! This two bedroom extended semi detached property is an ideal first home! Situated close by to popular schools! Benefiting from having off street parking! Installed with gas central heating and double glazing. Accommodation briefly comprises; entrance hall, lounge, dining kitchen, utility room and a wet room to the ground floor. The first floor comprises; two bedrooms and a bathroom. To the front is an easily maintainable graveled garden & shared driveway leading to garage. To the rear is a fully enclosed garden designed for ease of maintenance.

Freehold

Entrance hallway

With entrance door, carpet flooring, radiator, stairs off and door to:

Lounge

With window to the front, carpet flooring, radiator and under stairs cupboard.

Dining kitchen

With window to the rear, laminate flooring, radiator, wall mounted boiler range of wall & base units with contrasting work surface & tiling to splash backs, 1 1/4 sink unit with chrome mixer tap over and space for cooker.

Utility room

With fully tiled flooring & walls, plumbing for automatic washing machine, space for fridge freezer and rear door.

Wet room

With fully tiled walls & flooring, heated towel rail, electric shower unit, low flush w/c and pedestal hand wash basin.

Landing

With window to the side, carpet flooring and doors to:

Bedroom one

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

Bedroom two

With window to the rear, carpet flooring and radiator.

Bathroom

With window to the rear, vinyl flooring, radiator, pedestal hand wash basin, low flush w/c and panel enclosed bath with shower over.

Exterior

To the front is an easily maintainable graveled garden & shared driveway leading to garage. To the rear is a fully enclosed garden designed for ease of maintenance.

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.

-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.**

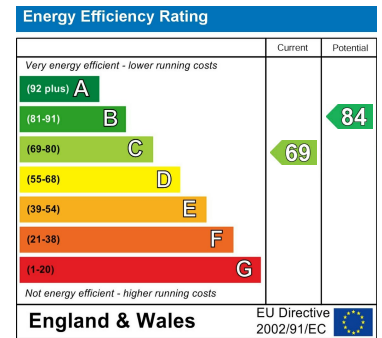
## Floor Plan



## 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.