



31 Selset Way, Hull, HU7 3DE

£172,000

Brought to the market with NO CHAIN INVOLVED! This stunning three bedroom town house is arranged over three floors! Situated in this tucked away cul-de-sac location. Ideal for the growing family! Benefiting from having spacious accommodation throughout and having parking to the garage / driveway! Accommodation briefly comprises; kitchen, downstairs w/c and lounge to the ground floor. To the first floor are two bedrooms and a bathroom. The second floor comprises; bedroom, dressing room and en suite. To the exterior is private driveway and garage to the front and a fully enclosed rear garden with lawn and paving.

Freehold

Council tax: C

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Council tax band: C

Ground floor

Kitchen - 3.95m x 3.01m

With entrance door, window to the front, tiled flooring, radiator, storage cupboard, range o wall & base units with contrasting work surface & tiling to splash backs, electric oven, gas hob, extractor fan, stainless steel 1 1/4 sink unit with chrome mixer tap over, plumbing for automatic washing machine, stairs off and doors to:

Downstairs w/c

With window to the front, tiled flooring, radiator, low flush w/c, vanity hand wash basin and tiling to splash backs.

Lounge - 4.98m x 4.09m

With windows to the rear, carpet flooring, radiator, under stairs storage cupboard and French doors to rear.

First floor

Landing

With carpet flooring, radiator, stairs off and doors to:

Bedroom one - 3.37m x 4.1m

With windows to the front, carpet flooring and radiator.

Bedroom two - 3.57m x 4.1m

With window to the rear, carpet flooring and radiator.

Bathroom

With vinyl flooring, radiator, low flush w/c, , vanity hand wash basin, panel enclosed bath with shower over and

tiling to splash backs.

Second floor

Bedroom three - 3.96m x 4.11m

With window to the front, carpet flooring, radiator and loft hatch.

Dressing room- 3.16m x 1.95m

With velux window to the rear, carpet flooring, and radiator.

En suite

With velux window to the rear, carpet flooring, radiator, storage cupboard vanity hand wash basin, low flush w/c and shower cubicle.

Exterior

To the exterior is private driveway and garage to the front and a fully enclosed rear garden with lawn and paving.

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.

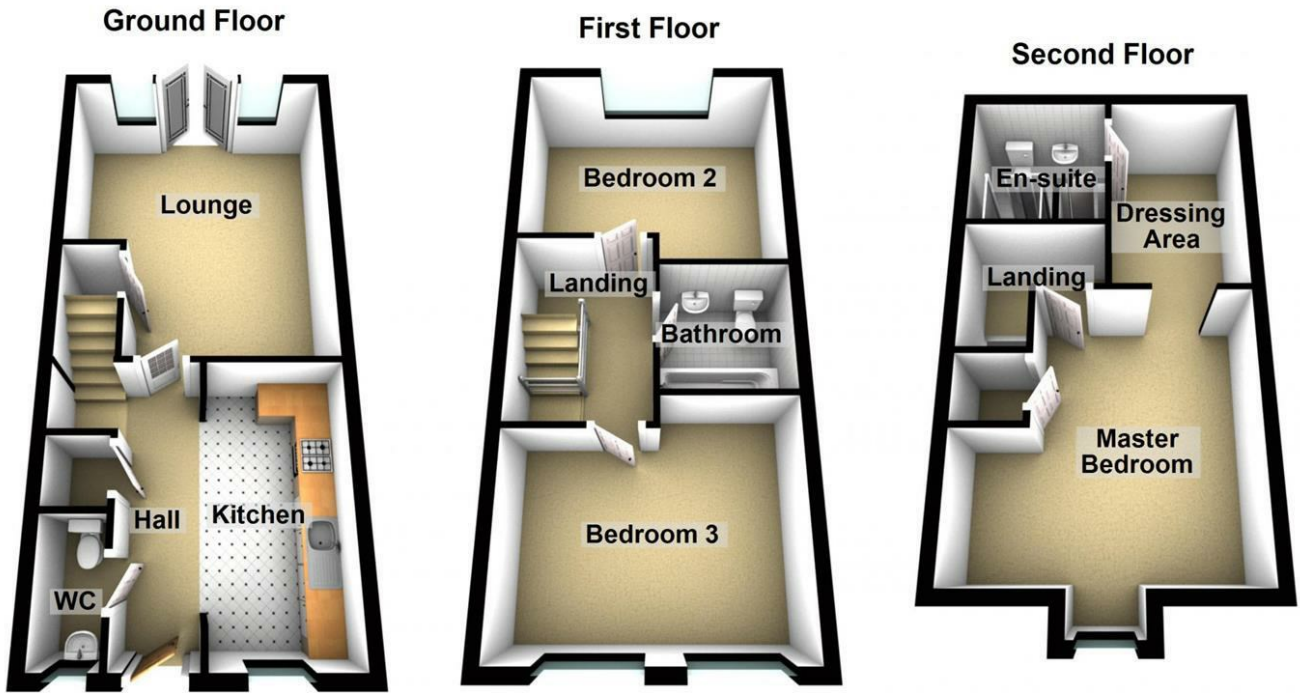
-To arrange a viewing for this property please contact Urban Property 01482 226560.

-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.

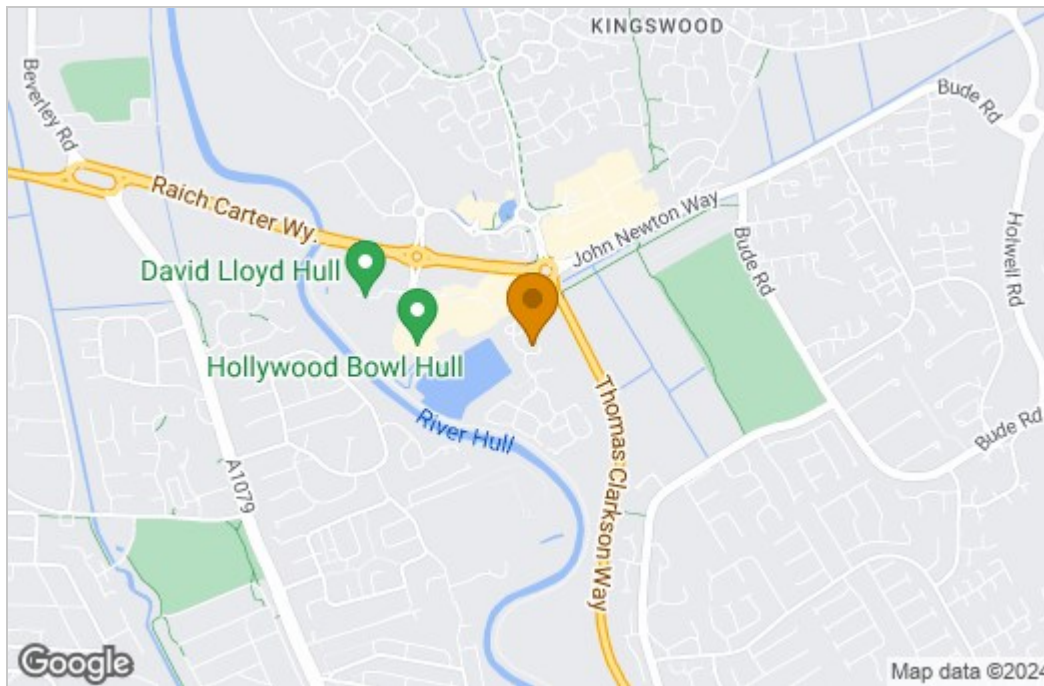
All mortgages are subject to status and valuation.

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

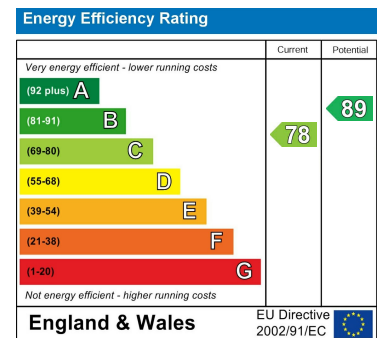
Floor Plan



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.