



## 89 Gleneagles Park, Hull, HU8 9JR

**£80,000**

Urban Property are now in receipt of an offer for the sum of £102,500 for 89 Gleneagles Park, Hull, HU8 9JR.

Anyone wishing to place an offer on the property should contact Urban Property Hull - 350 Holderness Road, HU9 3DQ, 0148226560, [info@urbanproeprtyhull.co.uk](mailto:info@urbanproeprtyhull.co.uk) prior to exchange of contracts.

Brought to the market with NO CHAIN involved and SOLD AS SEEN! This 5 bedroom mid terraced property is arrange over three floors! Benefiting from having a detached garage and spacious accommodation! Located in close proximity to local schools and amenities! Installed with gas central heating and double glazing. Accommodation briefly comprises; Kitchen, downstairs w/c & lounge to the ground floor. The first floor comprises; two bedrooms and a bathroom. To the third floor are three bedrooms and an en suite. To the front of the property is a fully enclosed front garden designed for ease of maintenance with paving and access to a detached single garage. To the rear is a fully enclosed garden, also easily maintainable.

Council Tax Band A  
EPC Rating C

#### Ground floor

##### W/C

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

##### Kitchen 6.12m x 3.99m

With entrance door, window to the front, tiled flooring, x2 radiators, range of wall & base units with contrasting work surface & tiling to splash backs, breakfast island, double electric oven, inset microwave, gas hob, stainless steel extractor hood, 1 1/4 sink unit with mixer tap over, plumbing for automatic washing machine and French doors to the rear.

##### Lounge 5.24m x 3.19m

With laminate flooring, x2 radiators and French doors to the rear.

#### First floor

##### Bathroom 1.8m x 3.18m

With window to the front, vinyl flooring, heated towel rail, tiled walls, vanity hand wash basin, W/C and bath with shower over.

##### Bedroom one 4.53m x 3.66m

With windows to the front, & rear, laminate flooring, x2 vertical radiators and stairs leading to second floor.

##### Bedroom two 2.61m x 3.2m

With window to the rear, carpet flooring and radiator.

#### Second floor

##### Landing

With window to the front, carpet flooring, radiator and doors to:

##### Bedroom three 4.54 3.19m

With window to the rear, laminate flooring, radiator and door to en suite.

##### Ensuite 1.22m x 2.25m

With window to the front, vinyl flooring, heated towel rail, tiled walls, vanity hand wash basin, low flush w/c and shower unit.

##### Bedroom four 2.47m x 5.59m

With window to the rear, laminate flooring, radiator, fitted wardrobes and storage cupboard.

##### Bedroom five 1.96m x 2.67m

With window to the front, carpet flooring and radiator.

#### Exterior

To the front of the property is a fully enclosed front garden designed for ease of maintenance with paving and access to a detached single garage. To the rear is a fully enclosed garden, also easily maintainable.

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](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.

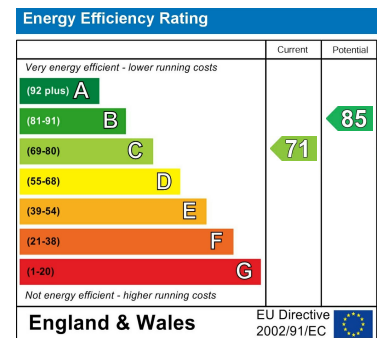
**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

## 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.