



20 Watt Street, Hull, HU9 3BJ

**£185,000**

Brought to the market with NO CHAIN involved! This three bedroom semi detached property is an ideal family home! Benefiting from having off street parking and a detached garage! Situated in this popular residential location close by to local schools, amenities and excellent bus links to the city centre. Installed with gas central heating and double glazing. Accommodation briefly comprises; entrance hallway, lounge, dining room and kitchen to the ground floor. The first floor comprises; landing, two bedrooms, study and bathroom. Fixed stairs from the landing lead to bedroom 3. To the front of the property is a private driveway and a shared side drive leading to detached garage.

## Ground floor

### Entrance hallway

With entrance door, laminate flooring, radiator, stairs off and doors to:

### Lounge

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

### Dining room

With carpet flooring, x2 radiators, feature fireplace, under stairs cupboard and French doors to the rear.

### Kitchen

With window to the rear, laminate flooring, radiator, range of wall & base units with contrasting work surface & tiling to splash backs, integrated dishwasher double electric oven, halogen hob, extractor hood, sink unit with chrome mixer tap, plumbing for automatic washing machine, French doors to the rear and rear door.

## First floor

### Landing

With stairs to bedroom 3 and doors to:

### Bedroom one

With bay window to the front, carpet flooring and radiator.

### Bedroom two

With window to the rear, carpet flooring, radiator and built in storage.

### Study

With window to the front, carpet flooring and radiator. This room also has hidden plumbing which could be converted into a bathroom.

### Bathroom

With window to the rear, vinyl flooring, radiator, vanity hand wash basin, low flush w/c, panel enclosed bath and independent shower cubicle.

### Bedroom 3

With velux windows to the front & rear, carpet flooring and radiator.

## Exterior

To the front of the property is a private driveway and a shared side drive leading to detached garage.

## 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.

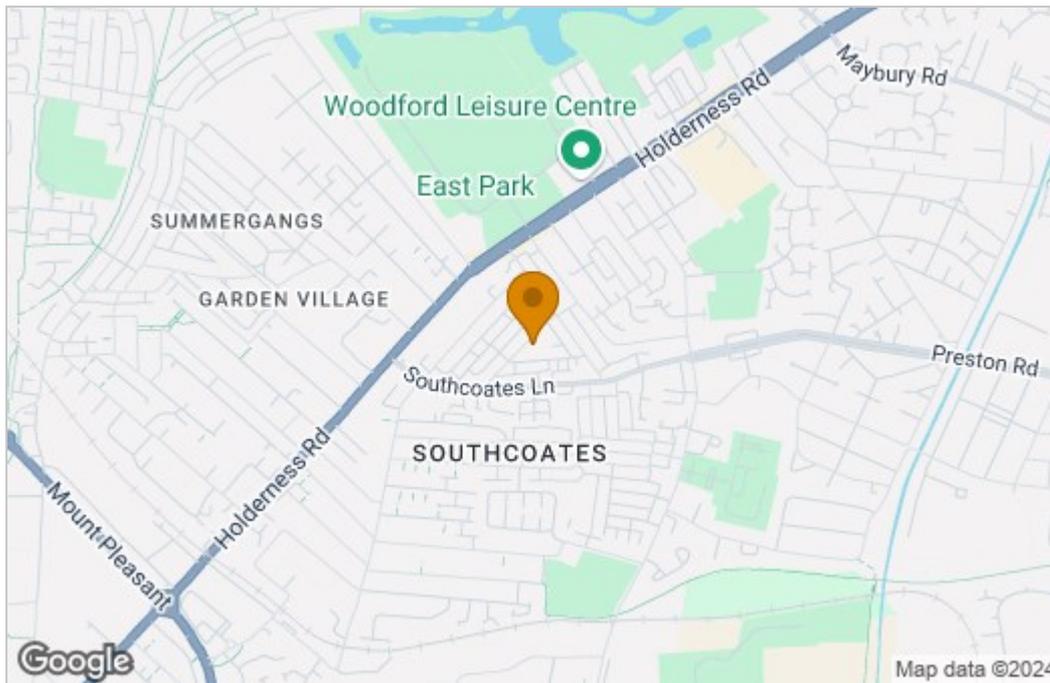
All mortgages are subject to status and valuation.

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

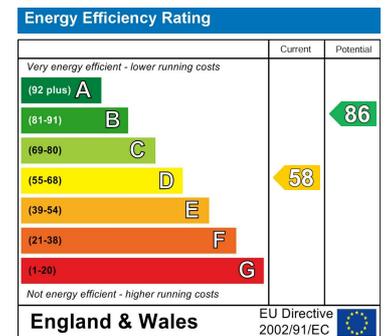
## Floor Plan



## 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.