

72 Southcoates Avenue, Hull, HU9 3HD

£160,000

Brought to the market with NO CHAIN INVOLVED! Professionally refurbished with new decor and carpet throughout! The property is benefiting from having a newly installed heating system, kitchen and bathroom! Ideal for the first time buyer / growing family! Situated in this popular residential location close by to local schools, shops and excellent bus links into the city centre! Installed with gas central heating and double glazing. Accommodation briefly comprises; entrance hall, through lounge and kitchen to the ground floor. The first floor comprises; landing, three bedrooms and a bathroom. To the exterior is an easily maintainable front garden with path to the entrance. To the rear is a fully enclosed garden with lawn, decking and storage shed.

## Ground floor

### Entrance hall

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

### Through lounge

With bay window to the front, window to the rear, laminate flooring, x2 radiators and under stairs cupboard.

### Kitchen

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

## First floor

### Landing

With carpet flooring, radiator and doors to:

### Bedroom one

With window to the front, carpet flooring and radiator.

### Bedroom two

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

### Bedroom three

With window to the rear, carpet flooring and radiator.

## Bathroom

With window to the rear, vinyl flooring, heated towel rail, tiled walls, low flush w/c, vanity hand wash basin and panel enclosed double ended bath with drench shower over.

## Exterior

To the exterior is an easily maintainable front garden with path to the entrance. To the rear is a fully enclosed garden with lawn, decking and storage shed.

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).

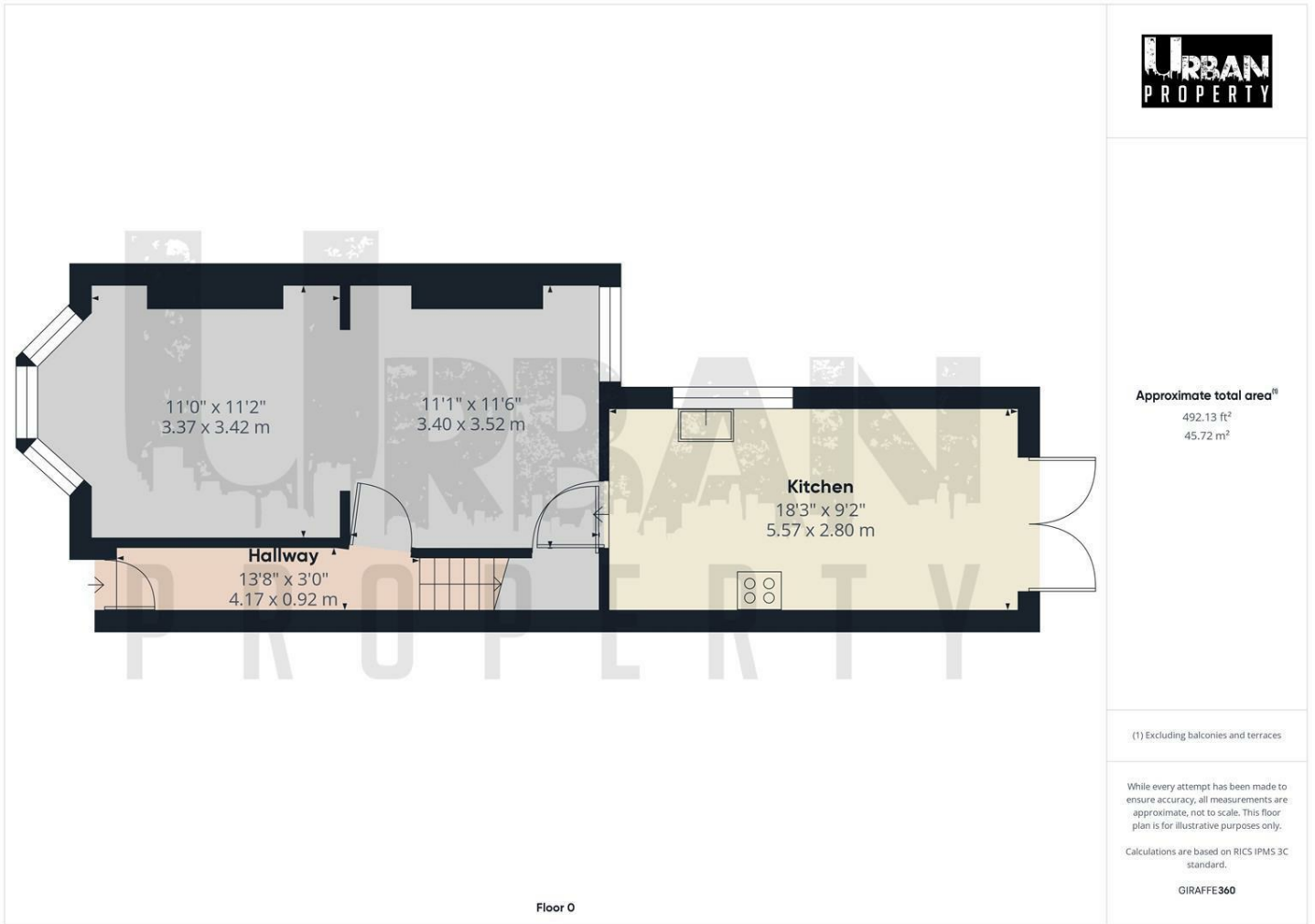
-To arrange a viewing for this property please contact Urban Property 01482 226560 356 Holderness Road Hull HU9 3DQ.

-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.

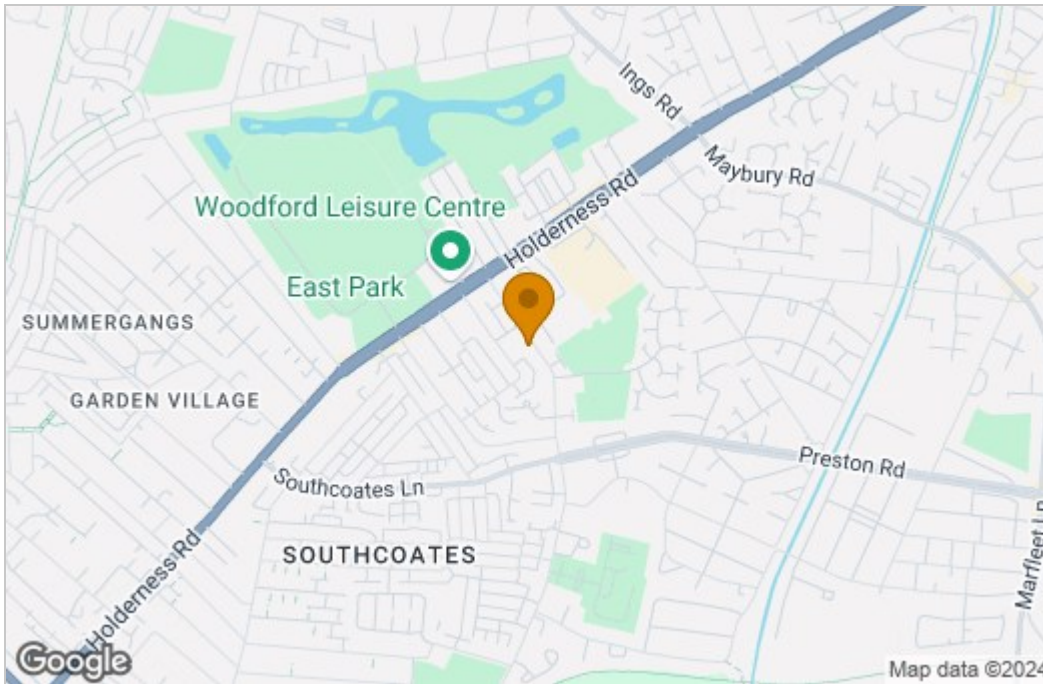
All mortgages are subject to status and valuation.

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

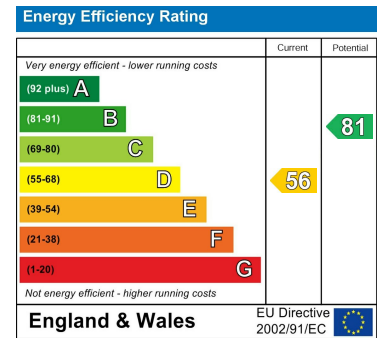
## Floor Plan



## 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.