



**6 St. Bartholomews Way, Hull, HU8 0FD**

**£190,000**

Rarely available! This attractive three bedroom townhouse is immaculately presented throughout and is an ideal family home! With open views to the front! The property benefits from having off street parking to the driveway & garage and en-suite to the master bedroom. Situated in this popular residential location close by to local schools and amenities.

Installed with gas central heating and double glazing. Accommodation briefly comprises; entrance hallway, W/C, bedroom, garage and utility room to the ground floor. The first floor comprises landing, kitchen and lounge. The second floor comprises; landing, two bedrooms, en-suite to master and family bathroom. To the exterior is a private driveway leading to garage. To the rear is a fully enclosed garden majority laid to lawn. Arrange your viewing today!

## Ground floor

### Entrance hallway

With entrance door, laminate flooring, radiator,

### Downstairs W/C

With tiled flooring, tiled walls, heated towel rail, wall mounted hand wash basin and low flush w/c.

### Bedroom

With window to the rear, carpet flooring and radiator

### Garage

With power, lighting and roll up door.

### Utility room

With rear door, vinyl flooring, work surface & unit, stainless steel sink unit with mixer tap, plumbing for automatic washing machine and space for dryer.

## First floor

### Landing

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

### Lounge

With windows to the front, laminate flooring and radiator.

### Kitchen

With window to the rear, laminate flooring, radiator, range of wall & base units with contrasting work surface & tiling to splash backs, 1 1/4 stainless steel sink unit with chrome mixer tap, electric oven, induction hob, extractor hood and space for fridge freezer.

## Second floor

### Landing

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

### Master bedroom

With windows to the front, carpet flooring and radiator.

### En suite

With tiled flooring, part tiled walls, heated towel rail, low flush w/c, wall mounted hand wash basin and shower cubicle.

### Bedroom

With window to the rear, carpet flooring and radiator.

### Bathroom

With vinyl flooring, tiled walls, heated towel rails, vanity hand wash basin & w/c and P shaped bath with shower over.

## Exterior

To the exterior is a private driveway leading to garage. To the rear is a fully enclosed garden majority laid to lawn.

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

-This property is part of a green space, managed by a company called Greenbelt. Payments go out quarterly and are dependent on how much maintenance is carried out - usually around £50.00 per quarter, however further details can be provided once a sale is agreed.

-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 350 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.

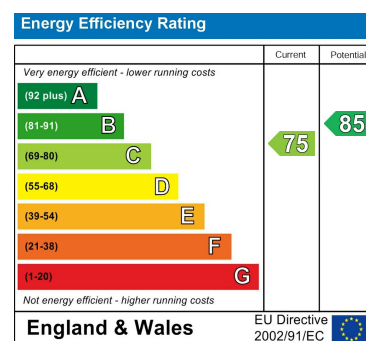
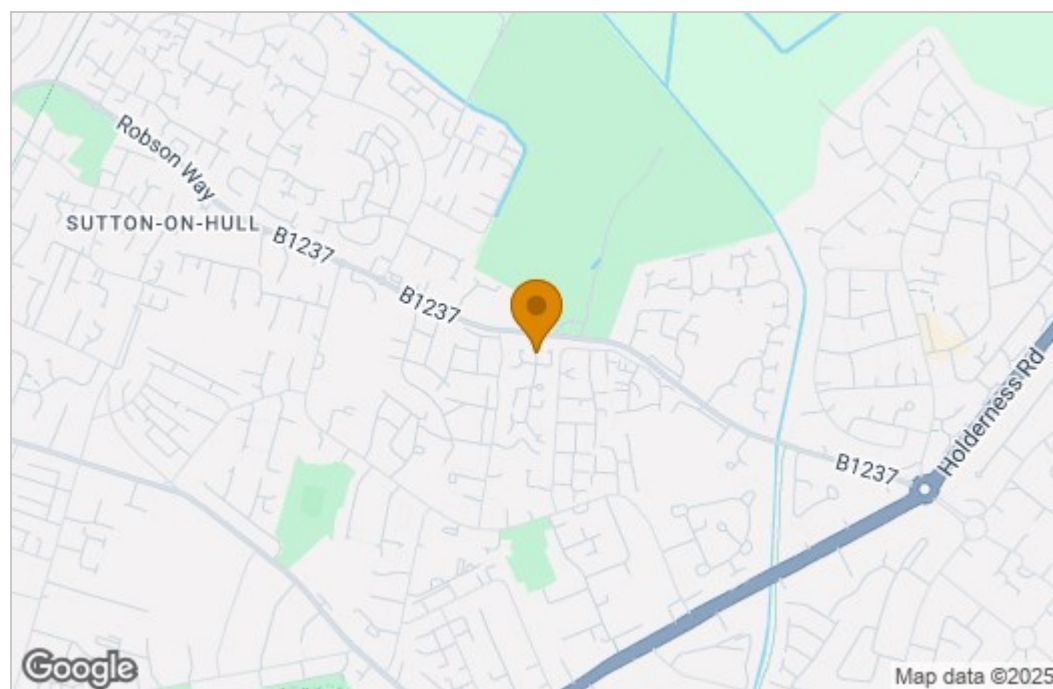
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



## Floor Plan



## Area Map



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