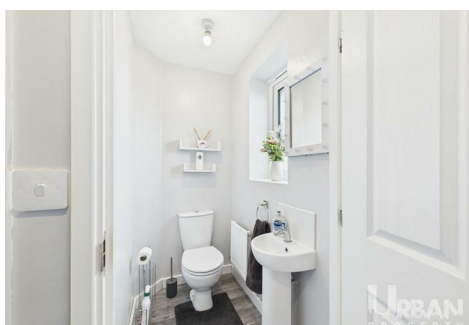
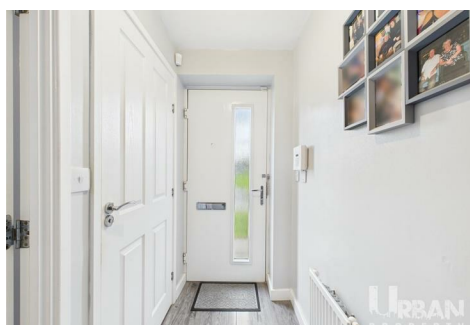




45 Kedrum Road, Hull, HU9 3TZ

£185,000

Brought to the market with NO CHAIN involved! This three bedroom semi detached town house is an ideal family home! Benefiting from a private driveway providing off street parking! The property is well presented throughout & has an excellent EPC Rating of 'B'! Installed with gas central heating and double glazing. Accommodation briefly comprises; entrance hallway, W/C, kitchen and lounge to the ground floor. The first floor comprises; landing, two bedrooms, bathroom and landing space with stairs to the loft which comprises; master bedroom, walk in wardrobe and en-suite. To the exterior is a private driveway and lawn to the front and a fully enclosed rear garden with patio, lawn and storage shed.

Ground floor

front and a fully enclosed rear garden with patio, lawn and storage shed.

Entrance hallway

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

W/C

With window to the front, laminate flooring, radiator, pedestal hand wash basin and low flush w/c.

Dining Kitchen

With window to the front, laminate flooring, radiator, range of wall & base units with contrasting work surface & tiling to splash backs, stainless steel sink unit with chrome mixer tap over, wall mounted boiler, electric oven, gas hob, extractor hood, and inset fridge/freezer.

Lounge

With laminate flooring, radiator, under stairs cupboard and French doors to the rear.

First floor

Landing

With carpet flooring, radiator and doors to:

Bedroom

With window to the rear, carpet flooring and radiator.

Bedroom

With window to the rear, carpet flooring and radiator.

Bathroom

With window to the side, tiled flooring, radiator, low flush w/c, pedestal hand wash basin and panel enclosed bath.

Landing space

With window to the front, carpet flooring, radiator and stairs off

Loft

Master bedroom

With window to the front, velux windows to the side, carpet flooring and x2 radiators.

En suite

With window to the rear, vinyl flooring, radiator, low flush w/c, pedestal hand wash basin and shower cubicle.

Walk in wardrobe

With carpet flooring.

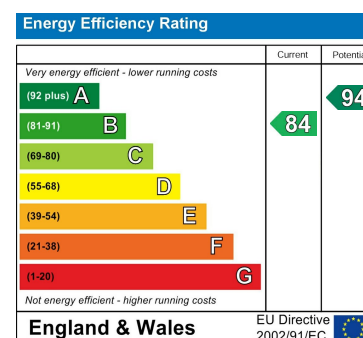
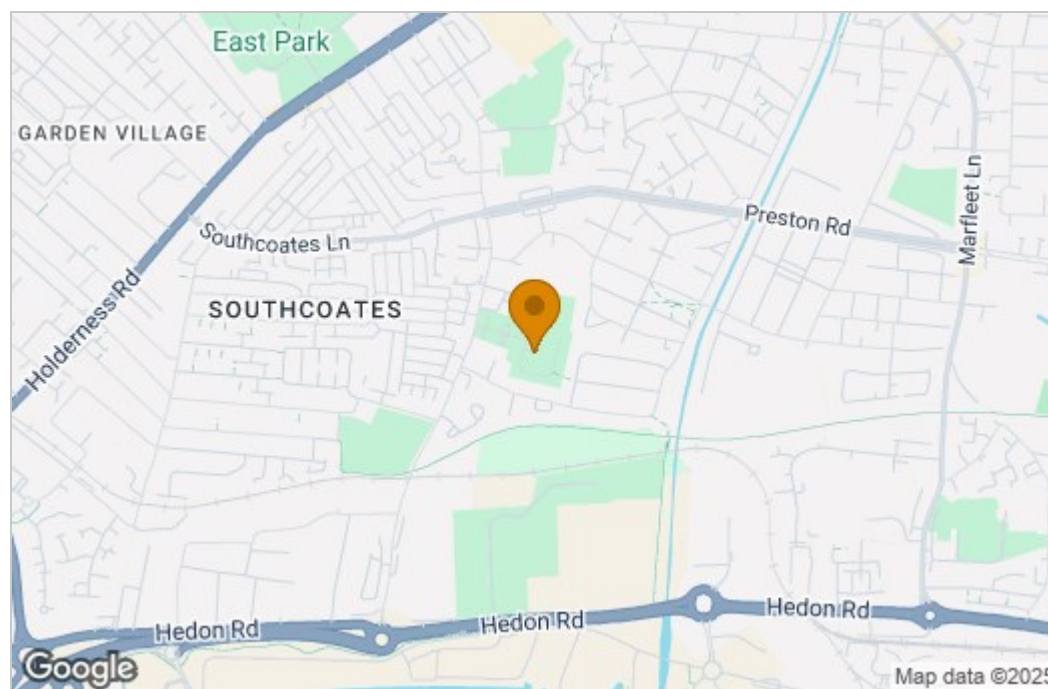
Exterior

To the exterior is a private driveway and lawn to the

Floor Plan



Area Map



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.

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