



16 Gillshill Road, Hull, HU8 0LE

£125,000

Public Notice- 21 day. We advise that an offer has been made for this property in the sum of £125,000. Any persons wishing to increase on this offer should notify Urban Property of their best offer prior to exchange of contracts. NO CHAIN involved! This 2-bedroom semi-detached family home presents a great opportunity for those looking to invest in a highly desirable residential area close by to sought after schools! Previously configured as a three-bedroom home, it has been restructured to offer two spacious double bedrooms, with the master benefiting from its own en-suite bathroom.

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The ground floor features a welcoming entrance hall that leads into an open-plan lounge and dining area, perfect for entertaining. The kitchen, situated to the rear of the house, provides ample space for a dining table and opens directly to a generous garden, ideal for outdoor living.

To the first floor two double bedrooms offer plenty of space, and the master bedroom includes a private en-suite bathroom, adding a touch of luxury. The family bathroom is also located on this level, serving the second bedroom and guests.

This home is ideally located close to Malet Lambert Secondary School and Cavendish & Gillshill Primary Schools, making it perfect for families.

Key Dimensions:

Lounge: 14' 5" max x 10' 7" max (4.39m max x 3.23m max)

Dining Room: 12' max x 9' 2" max (3.66m max x 2.79m max)

Kitchen: 12' 11" max x 12' 7" max (3.94m max x 3.84m max)

Bedroom 1: 14' 9" max x 9' 9" max (4.50m max x 2.97m max)

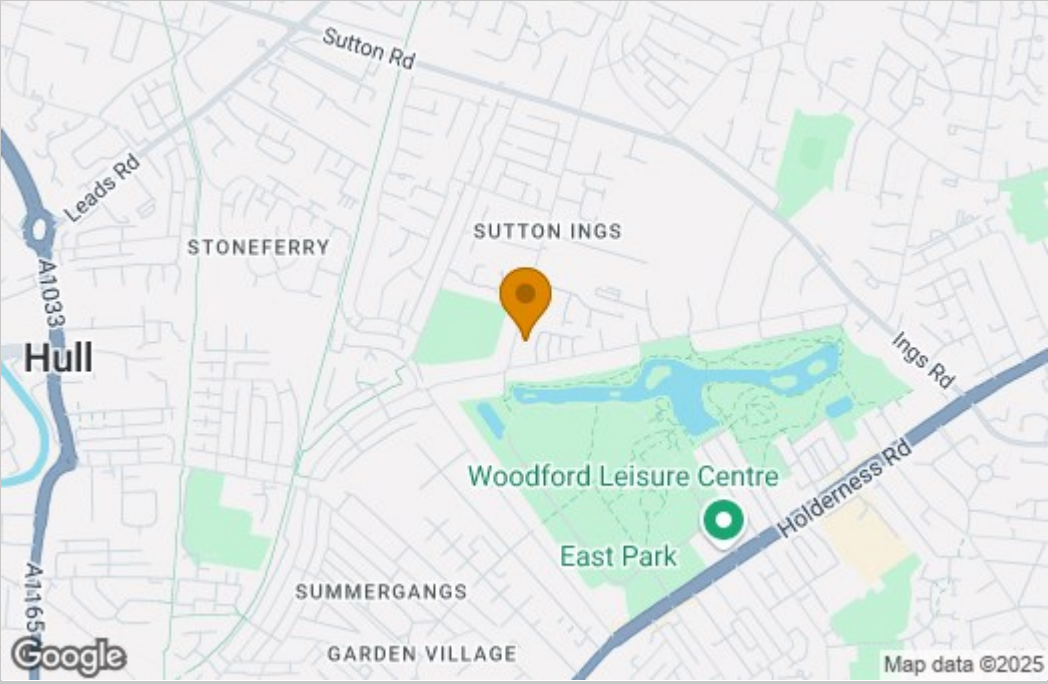
En-suite: 5' 5" max x 5' 1" max (1.65m max x 1.55m max)

Bedroom 2: 13' 8" max x 9' 2" max (4.17m max x 2.79m max)

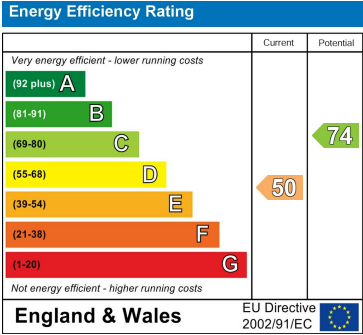
Bathroom: 11' 2" max x 5' 2" max (3.40m max x 1.57m max)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.