



**9 Glebe Farm, Greens Lane, Wawne, HU7 5UZ**

**Offers Over £160,000**

This two bedroom mid terraced property is an ideal first home! Well presented throughout, this property is in move-in condition! Benefiting from having off street parking to the front! Situated in this popular residential area close by to local amenities and bus links. Installed with gas central heating and double glazing. Accommodation briefly comprises; hallway, lounge, kitchen, rear hall and downstairs W/C to the ground floor. The first floor comprises; landing, two bedrooms and a bathroom. To the exterior is a private driveway to the front. To the rear is a fully enclosed garden designed for ease of maintenance with summer house installed with power & lighting.

## Ground floor

### Entrance hallway

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

### Lounge

With window to the front, carpet flooring, radiator, wall mounted electric fireplace and under stairs cupboard.

### Kitchen

With window to the rear, vinyl flooring, radiator, range of contemporary wall & base units with contrasting work surface, double electric oven, integrated microwave, gas hob, extractor hood, integrated fridge freezer and plumbing for automatic washing machine.

### Rear hallway

With rear door, vinyl flooring and radiator.

### Downstairs W/C

With vinyl flooring, radiator, low flush w/c and hand wash basin.

## First floor

### Landing

With carpet flooring and doors to:

### Bedroom one

With window to the front, carpet flooring and radiator.

### Bedroom two

With window to the rear, carpet flooring and radiator.

### Bathroom

With window to the rear, vinyl flooring, heated towel rail, low flush w/c, vanity hand wash basin and P shaped bath with shower over.

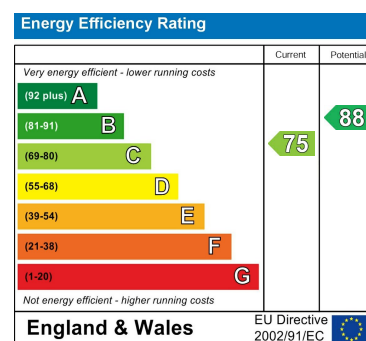
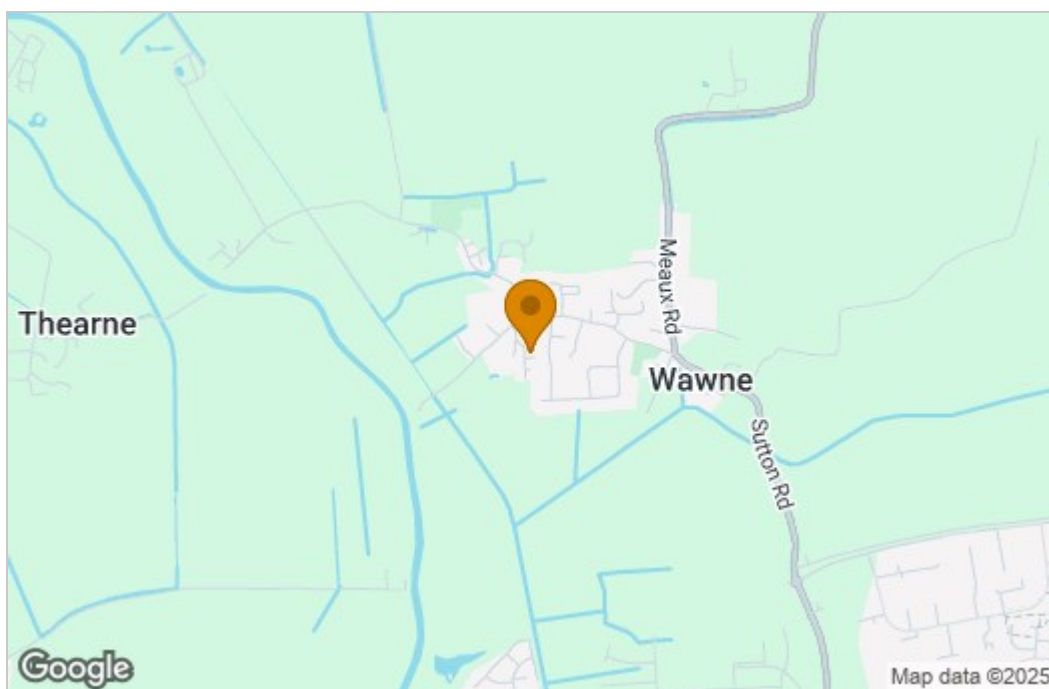
### Exterior

With private driveway to the front. To the rear is a fully enclosed garden designed for ease of maintenance with summer house installed with power & lighting.

## 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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