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Limb
MOVING HOME



225 National Avenue, Hull, East Yorkshire, HU5 4JB

- 📍 End of Terrace
- 📍 Well Presented Accommodation
- 📍 Three Bedrooms
- 📍 Council Tax Band = B
- 📍 Modern Fittings
- 📍 Garden & Large Garage
- 📍 No Onward Chain!
- 📍 Freehold / EPC = D

£136,950

INTRODUCTION

This well presented end of terrace house is offered for sale with no onward chain and provides well presented extended accommodation complemented by a rear garden and large garage. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, lounge, dining room, modern fitted kitchen and a modern bathroom with shower facility. Upon the first floor are three bedrooms. The property has the benefit of gas central heating and double glazing. There is a gravelled garden area to the front with picket fence. The rear garden is lawned with a large garage.

LOCATION

The property is conveniently situated along National Avenue with many amenities nearby including parks, shops, and restaurants, all within easy reach. The property falls within the catchment area of excellent schooling including Bricknell Primary School and Kelvin Hall Secondary School, both of which have an outstanding Ofsted rating. Excellent transport links including bus services and access into the surrounding villages and Hull City Centre.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading up to the first floor.

LOUNGE

11'8" x 11;10" approx (3.56m x 3.35m;3.05m approx)
With bay window to the front elevation and useful downstairs storage cupboard.



DINING ROOM

8'10" x 8'2" approx (2.69m x 2.49m approx)
With opening through o the kitchen.



KITCHEN

15'1" x 7'0" approx (4.60m x 2.13m approx)
With modern fitted base and wall units, laminate worksurfaces, sink and drainer with mixer tap, cooker point, tiled splashbacks, space for a fridge/freezer, plumbing for a washing machine, window and external access door to rear.



BATHROOM

With modern suite comprising a bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Tiled walls and window to side.



FIRST FLOOR

LANDING

Window to side.

BEDROOM 1

15'2" x 9'11" approx (4.62m x 3.02m approx)
Windows to front elevation.



BEDROOM 2

10'1" x 8'9" approx (3.07m x 2.67m approx)
Window to rear.



BEDROOM 3

6'11" x 6'1" approx (2.11m x 1.85m approx)
Window to rear.



OUTSIDE

There is a gravelled garden area to the front with picket fence. The rear garden is lawned with a large garage.



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

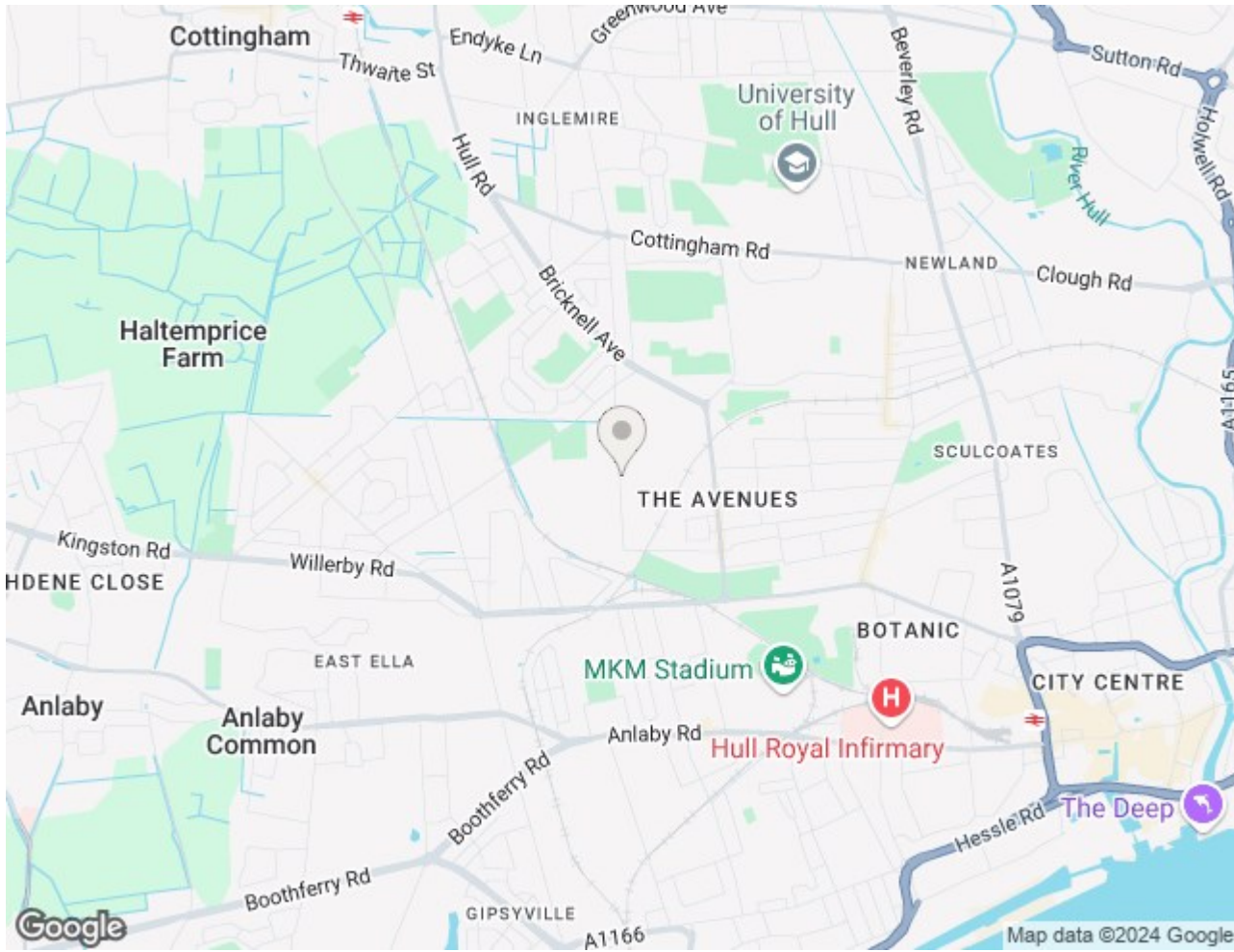
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

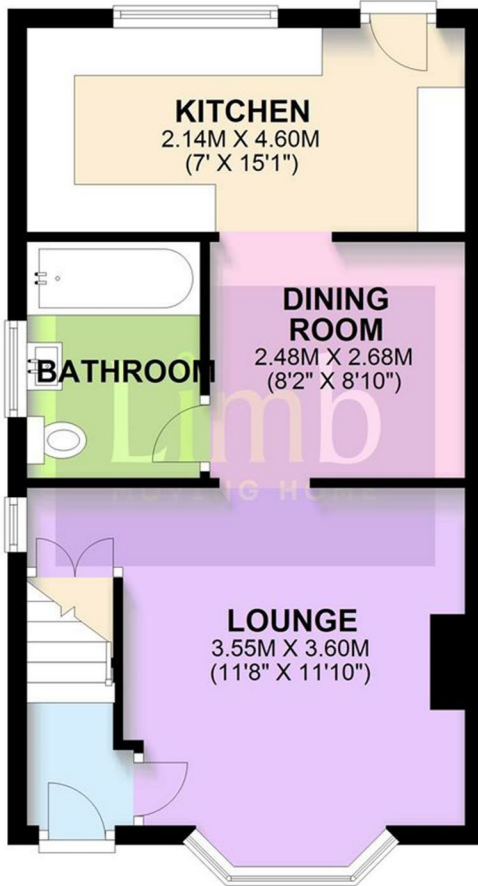
VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



GROUND FLOOR

APPROX. 38.8 SQ. METRES (417.8 SQ. FEET)



FIRST FLOOR

APPROX. 28.6 SQ. METRES (307.7 SQ. FEET)



TOTAL AREA: APPROX. 67.4 SQ. METRES (725.5 SQ. FEET)

