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Limb
MOVING HOME



35 Astoria Crescent, Hull, HU8 9BJ

- 📍 Semi-Detached House
- 📍 Three Bedrooms
- 📍 Two Reception Rooms
- 📍 Council Tax Band = B

- 📍 Driveway & Garden
- 📍 Cul-de-Sac Position
- 📍 No Onward Chain!
- 📍 Freehold / EPC = C

Offers In The Region Of £155,000

INTRODUCTION

Occupying a corner plot within this quiet cul-de-sac is this semi-detached home requiring some modernisation. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, lounge, sitting room and modern fitted kitchen. Upon the first floor are three good sized bedrooms and a shower room. A driveway extends to the front and further parking is available to the side. The rear garden enjoys a westerly aspect.

LOCATION

Astoria Crescent is situated off Shaftesbury Avenue which runs off Holderness Road, Hull. The property is situated in a popular location close to all local amenities. Located within the Kingston upon Hull city boundary, there is great access to local Primary & secondary schools. Popular attractions such as East Park & Woodford Leisure centre are also a short distance away. Very well situated for major road networks and the renewables & Hull dock corridor (Hedon Road) within 15 minutes' drive. Great bus routes and easy access to Hull City centre. With 25 mins drive of the East coast.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With staircase leading to the first floor.

LOUNGE

14'8" x 12'0" approx (4.47m x 3.66m approx)
Inset coal effect gas fire. Window to front.



SITTING ROOM

15'3" x 9'10" approx (4.65m x 3.00m approx)
With patio doors to the rear. Window to side and understairs cupboard.



KITCHEN

12'1" x 8'0" approx (3.68m x 2.44m approx)
Having a range of modern base and wall units, laminate worksurfaces, cooker, fridge/freezer and washing machine. Sink and drainer, tiled splashbacks, windows to rear and external access door to side.



FIRST FLOOR

LANDING

BEDROOM 1

14'1" x 9'8" approx (4.29m x 2.95m approx)
Window to front.



BEDROOM 2

12'1" x 8'2" approx (3.68m x 2.49m approx)
With study area (measuring 7' 8" x 7' 0" approx). Fitted furniture,
cupboard housing the central heating boiler and window to rear.



BEDROOM 3

10'8" x 7'10" approx (3.25m x 2.39m approx)
With fitted wardrobe and window to rear.



SHOWER ROOM

With suite comprising a wash hand basin with cabinet under, low flush W.C. and a wet room style shower area. Window to side.



OUTSIDE

A driveway extends to the front and further parking is available to the side. The rear garden enjoys a westerly aspect.



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

All contents of the property are included in the sale such as carpets, curtains and light fittings.

VIEWING

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

AGENTS NOTE

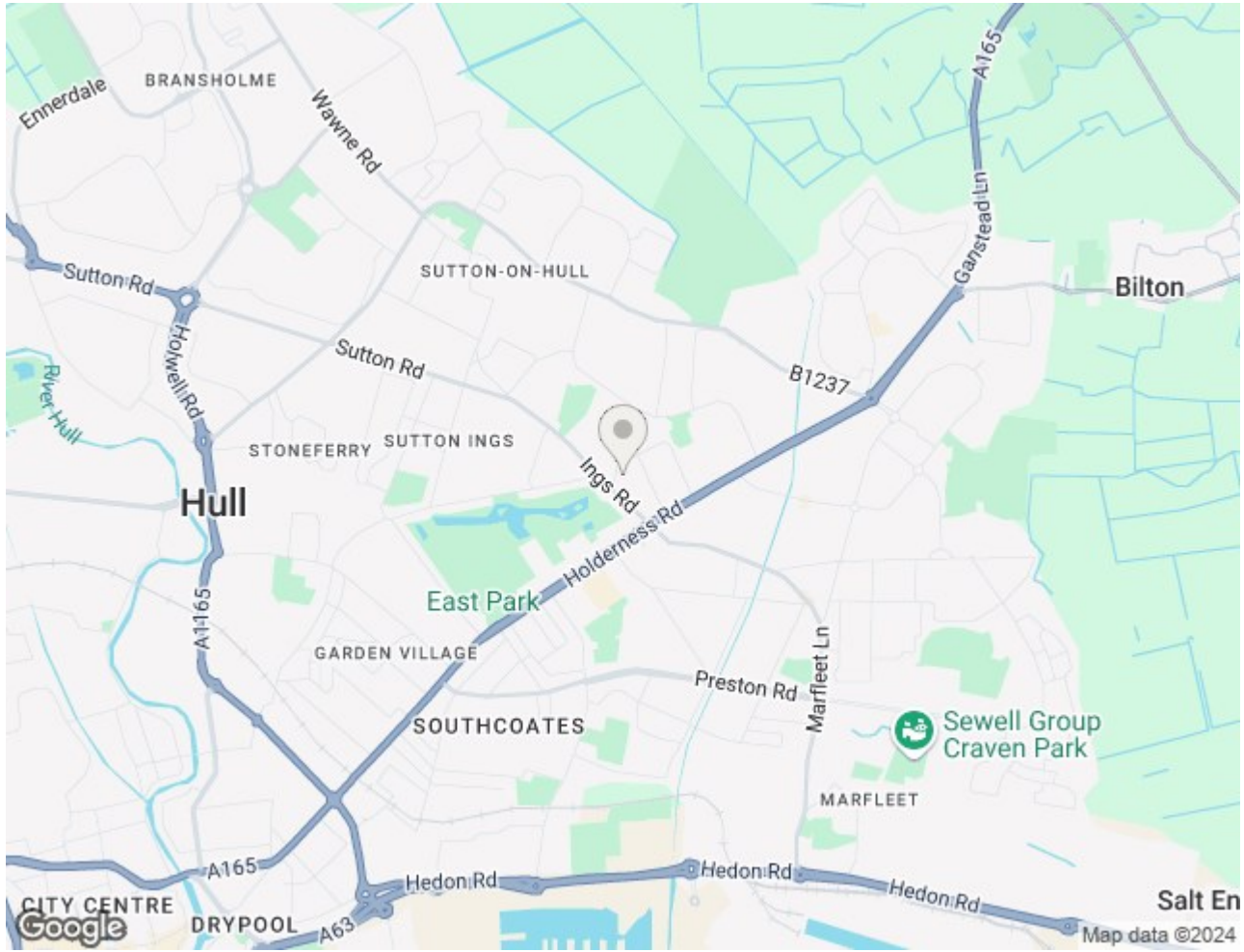
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 43.1 sq. metres (463.5 sq. feet)



First Floor

Approx. 43.5 sq. metres (467.9 sq. feet)



Total area: approx. 86.5 sq. metres (931.4 sq. feet)

