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Limb
MOVING HOME



2 Corona Drive, Hull, HU8 0HH

📍 Semi-Detached House

📍 Modern Fittings

📍 Three Bedrooms

📍 Council Tax Band = B

📍 Lounge/Diner

📍 Westerly Rear Garden

📍 Side Drive & Garage

📍 Freehold / EPC = D

£185,000

INTRODUCTION

Offering move-in ready accommodation and no forward chain, this semi-detached house is an excellent opportunity. Features include gas central heating, double glazing, an entrance hallway, lounge/diner, and a modern fitted kitchen. The property provides three bedrooms and a bathroom.

Externally, a front garden, side drive with off-street parking, and a detached single garage are present. The west-facing rear garden is lawned with gravelled and patio areas, plus two storage sheds.

LOCATION

Situated in a residential area to the East of Hull, the property benefits from convenient access to a wide range of local amenities. The property is well-placed for local schools, shops, and supermarkets, catering to everyday needs. Excellent public transport links are readily available, providing easy access to Hull city centre and its extensive amenities, including shopping centres, cultural attractions, and leisure facilities. Road connections offer straightforward routes to the A63 and wider road networks, facilitating travel both within and beyond the city.

ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

ENTRANCE HALL

With stairs to first floor and understairs cupboard access.

LOUNGE/DINER

Spacious lounge/dining room with windows to front and rear. Feature fire surround with electric fire.



KITCHEN

With modern fitted units and worksurfaces, integrated double oven, five ring gas hob, sink & drainer beneath window to rear, plumbing for a washing machine and door to the side of the property. A pantry space with a window to the side lies to the corner.



FIRST FLOOR

LANDING

With window to the side elevation and access to the loft.

BEDROOM 1

With fitted wardrobes with mirrored sliding doors. Window to the front elevation.



BEDROOM 2

With window to the rear elevation.



BEDROOM 3

Window to front elevation.



BATHROOM

Tiled bathroom comprising wash-hand basin beneath window to the rear elevation, low-flush W.C. and bath with shower fitting.



OUTSIDE

A gravelled garden area extends to the front and a driveway stretches down the side of the property, providing excellent off-street parking and leading onto the detached garage. The rear garden enjoys a westerly aspect and is lawned with gravelled and patio areas plus two storage sheds.



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

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

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

AGENTS NOTE

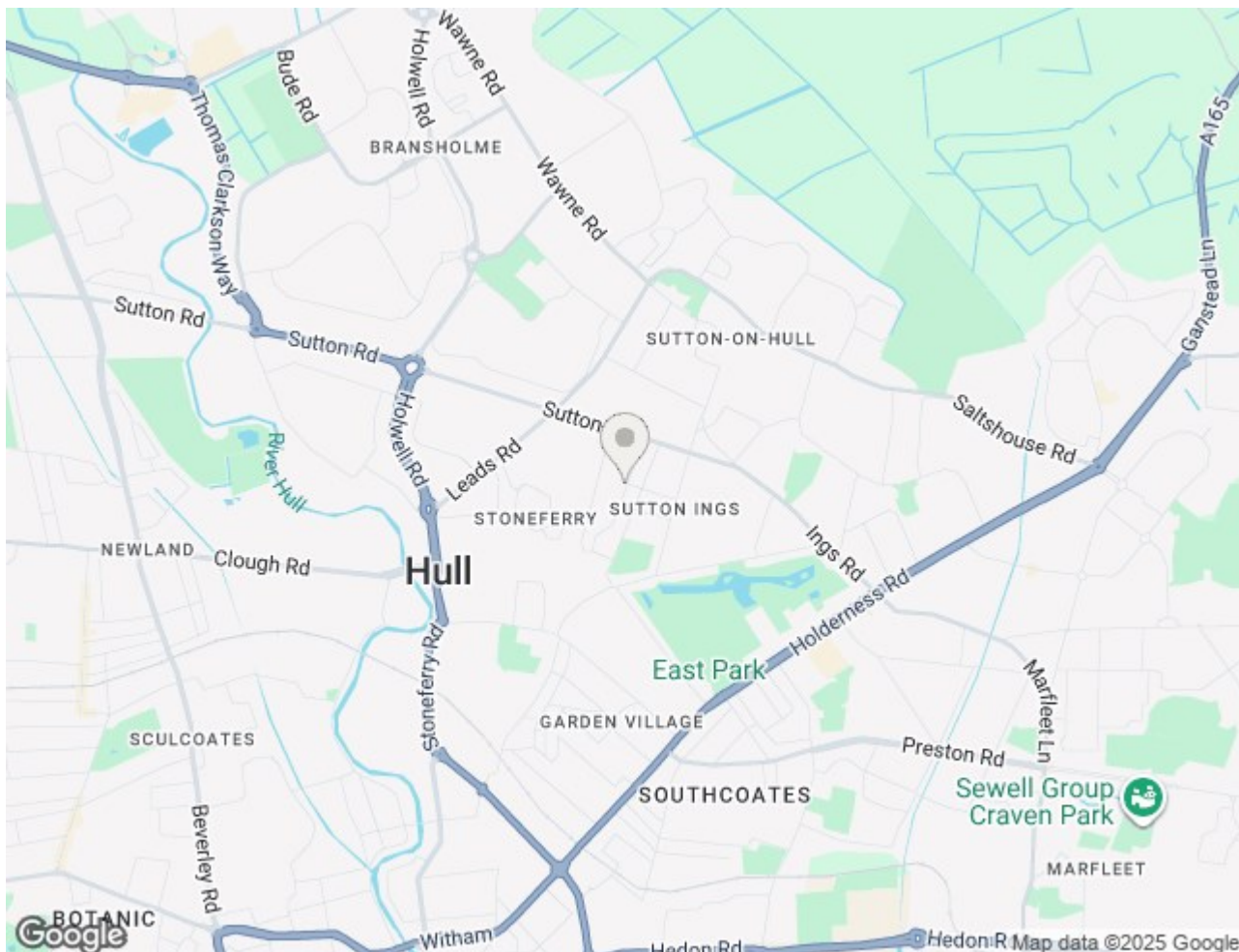
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

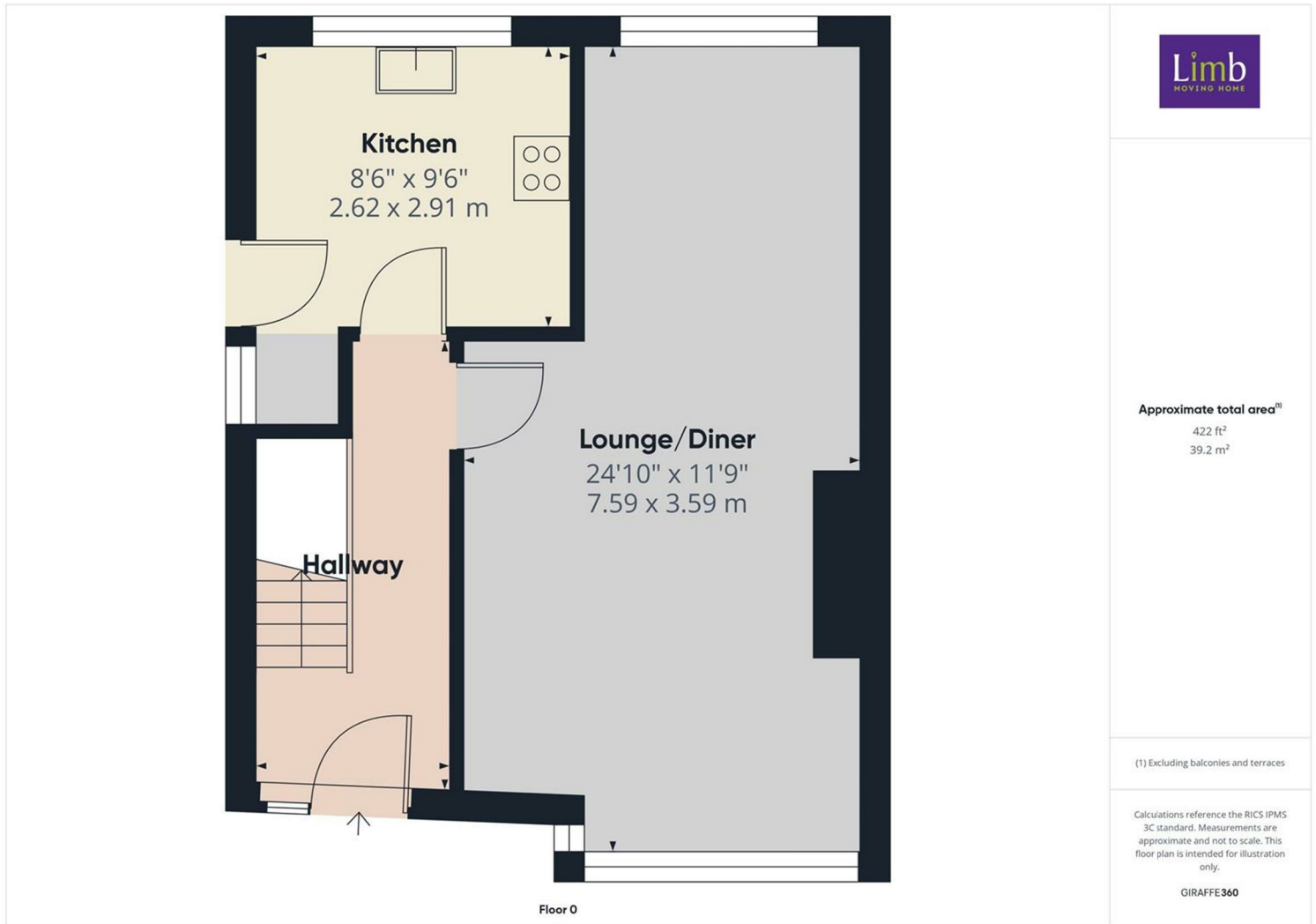
PHOTOGRAPH DISCLAIMER

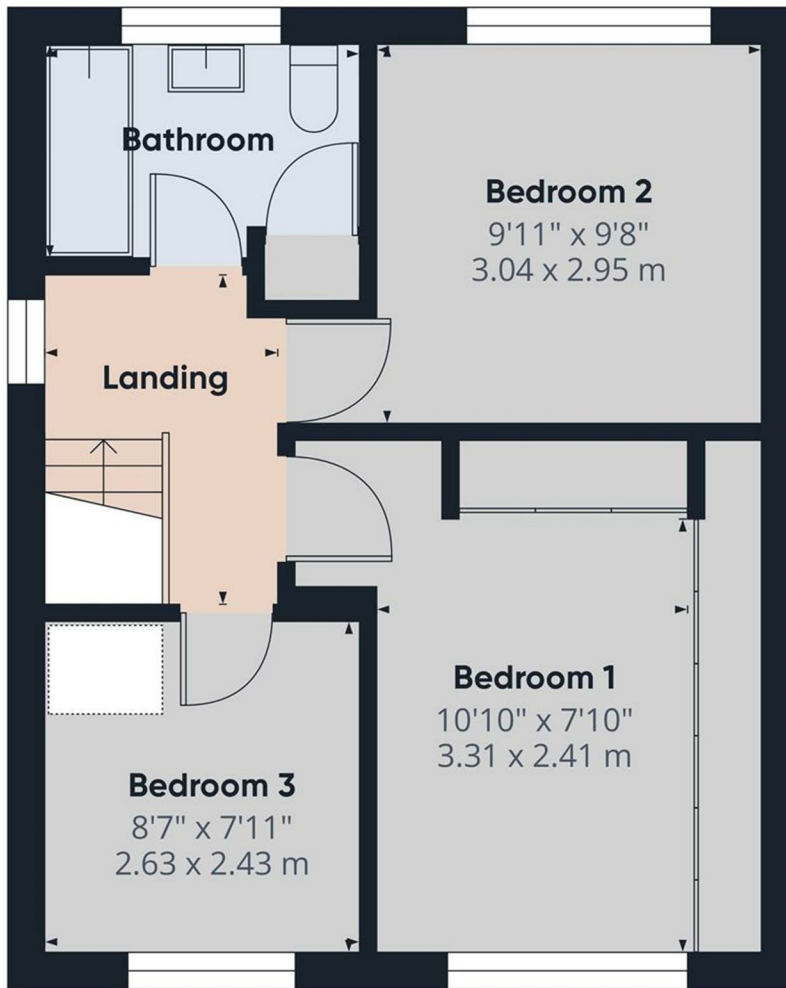
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

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.







Floor 1



Approximate total area^m
387 ft²
35.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	