



32 Astral Gardens, Hull, HU7 4YS

Offers In The Region Of £160,000



Attention Investors - Long Term Tenant in-Situ - Currently Achieving £625 pcm.

Super Three Bedroom Spacious Property with Off-Street Parking for Two Vehicles, Well Maintained with Gardens and Modern/Neutral Decor Throughout.

Highly desirable area nearby to Sutton Village with all of its amenities.

Great transport links to Hull City Centre and Kingswood Retail Park.

Description



This extremely well presented property briefly comprises of Entrance Hall, Lounge, Kitchen, Master Bedroom, En-Suite Bathroom, Stairs to First Floor Landing, Bedrooms Two and Three, First Floor W/C, Storage Room. Enclosed Garden to rear with Off-Street Parking for two vehicles and low-maintenance Frontage.

Entrance Hall



UPVC Composite Door to side entrance, hallway comprising of storage cupboard, wall mounted radiator, doors to ground floor rooms and stairs to first floor landing.

Lounge 16'8" 9'10" (5.1 3.0)



UPVC french doors opening into rear garden, two x wall mounted radiators, door leading into Kitchen.

Kitchen 11'1" x 6'6" (3.4 x 2.0)



UPVC double glazed window to rear aspect, range of wall and base units, space for washing machine. Integrated fridge/freezer, electric hob and over-head extractor, gas hob, newly fitted and unused dishwasher, partial tiling, spotlights and wall mounted radiator.

Master Bedroom 13'9" into bay window x 17'0" at widest point (4.2 into bay window x 5.2 at widest point)



UPVC walk-in bay window and further single window to front aspect, door leading into en-suite bathroom, two x wall mounted radiators.

En-Suite Bathroom



Shower -over bath, wash hand basin and low level flush w/c, white suite with partial tiling, spotlights and wall mounted radiator.

First Floor Landing

With doors leading to first floor rooms and walk-in storage cupboard housing boiler.

Bedroom Two 8'2" x 6'6" (2.5 x 2.0)



UPVC double glazed window to side elevation, velux window above and wall mounted radiator.

Bedroom Three 7'10" x 7'6" (2.4 x 2.3)



UPVC double glazed window to side elevation, velux window above and wall mounted radiator.

First Floor W/C

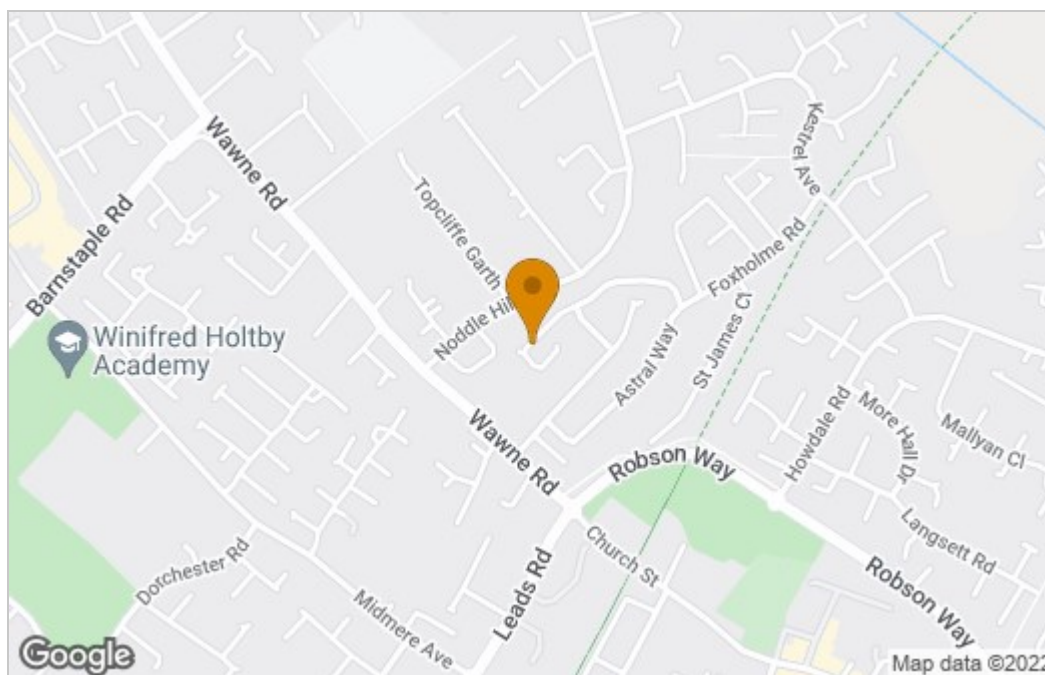


Velux Window, low level flush w/c, wash hand basin and wall mounted radiator/heated towel rail.

External



Fencing to boundaries with side gate access from driveway. Mainly laid to lawn with patio paving.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		

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.

90 Willerby Road | Hull | HU5 5JN

01482 352-999 | Info@humberestates.com | www.humberestates.com