



**81 Ganstead Lane, Hull, HU11 4BB**

**Offers In The Region Of £235,000**



\*\* Fabulous Property in Desirable Location \*\* Generous Gardens to Front and Rear \*\* Offering Huge Potential  
\*\* An Abundance of Off-Street Parking to the Front \*\* Tandem Garage to Rear \*\*

Vacant Possession with No Onward Chain



## Description



This delightful property briefly comprises of... Entrance Hall, Lounge, Dining/Day Room, Kitchen, Utility Room, Stairs to First Floor Landing. The First Floor consists of Master Bedroom, Bedrooms Two and Three, Family Bathroom.

The property benefits from Gas Central Heating and UPVC Double Glazing throughout.

To the rear of the property there is a generous garden, the Tandem Garage and Garden Room create some of the boundary along with a small greenhouse, fencing and well-established trees and shrubs to borders. The majority of the garden is gravelled with a patio area and pathway leading to the rear. The garden holds incredible potential for the future purchasers to create a project.

### Entrance Hall

UPVC double glazed doors opening into lobby, further door leading into Entrance Hall. Port-hole window to side aspect, two under-stairs storage cupboards, wall mounted radiator, doors leading to Lounge and Dining/Day Room, stairs to First Floor Landing.

**Lounge 14'5" into bay window x 12'1" into alcoves (4.4 into bay window x 3.7 into alcoves)**



UPVC double glazed walk-in bay window to front aspect, wall mounted radiator, feature fire surround and arched feature alcoves.

**Dining Room/Day Room 20'8" at widest point x 14'9" (6.3 at widest point x 4.5 )**



UPVC double glazed window to rear aspect, gas fire with feature surround, wall mounted radiators and door leading into ...

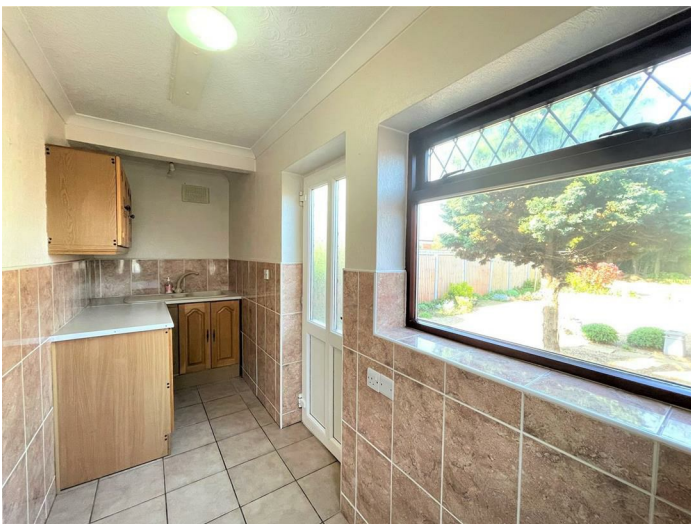


## Kitchen 12'9" x 12'5" (3.9 x 3.8)



Two UPVC double glazed windows to each side aspect, range of wall and base units, cupboard housing gas central heating boiler, space for washing machine/dish-washer and fridge freezer, sink unit, integrated gas hob and electric oven, wall mounted radiator, partial tiling and door leading into ...

## Utility Room 13'5" x 4'3" (4.1 x 1.3)



UPVC double glazed window and door to rear aspect, range of wall and base units, space for washing machine, sink unit and further door leading to side aspect. Partial tiling to walls, access to side driveway and rear garden.

## First Floor Landing

UPVC double glazed window to side elevation, wall mounted radiator and doors leading to ...

## Master Bedroom 14'5" into bay x 9'10" to wardrobe fronts (4.4 into bay x 3.0 to wardrobe fronts)



UPVC double glazed walk-in bay window to front elevation, wall mounted radiator, range of fitted wardrobes and storage.

## Bedroom Two 11'9" x 9'2" to wardrobe fronts (3.6 x 2.8 to wardrobe fronts)



UPVC double glazed window to rear elevation, range of fitted wardrobes and doors, wall mounted radiator.



## Bedroom Three 8'10" x 6'10" (2.7 x 2.1)



UPVC double glazed window to front elevation, range of fitted cupboards and desk, wall mounted radiator.

## Family Bathroom



UPVC double glazed windows to rear and side elevations. Bath with shower hose, wash hand basin and low level flush W/C within fitted vanity unit, partial tiling and cladding to walls and wall mounted radiator.

## Garage 33'1" x 9'10" (10.1 x 3.0)



Tandem garage with windows and personnel door to side aspect. Up and over door from driveway. Electric points and some shelving/storage.

## Garden Room 9'10" x 9'6" (3.0 x 2.9)



Window to side aspect, electric points and door leading onto the rear garden.

## External Front

The front of the property has an inviting private drive/entrance with wall and fencing to boundaries, well-established trees finish the side boundary. There is a gravelled area to the entrance and path/driveway leading to the side entrance to the property and garage. The front of the property has ample space for multiple vehicles.

## External Rear Garden



The rear of the property has a private, generous garden incorporating a tandem garage, garden room and greenhouse. Consisting of a patio, extensive gravelled central area and some shrubs and trees to boundaries. A super garden offering heaps of space and so much potential to create a super project.

## Rear Patio

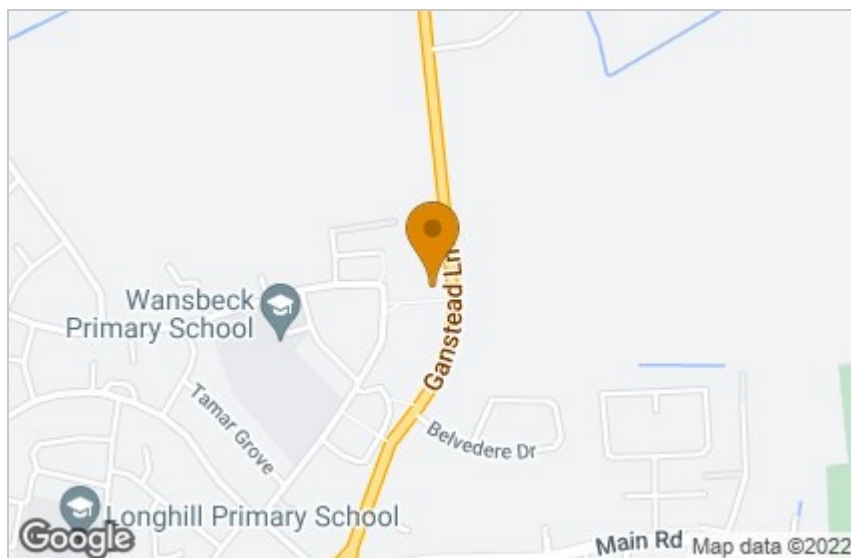
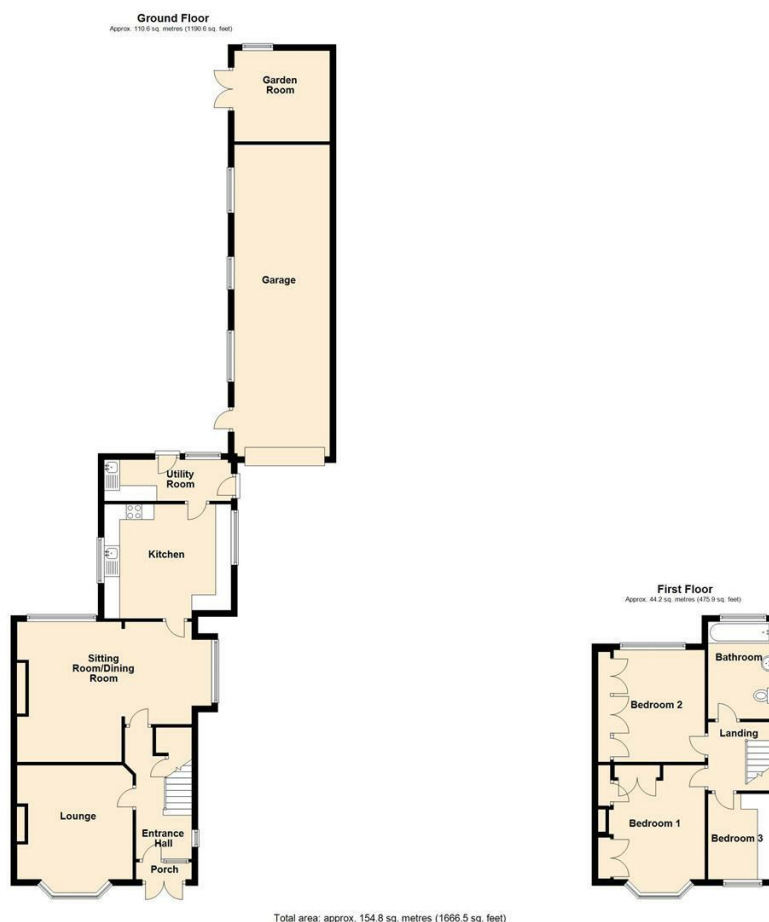


A lovely sun-trap with access from the Utility Room, paved with wall/fencing to boundaries.

## Front Driveway

With parking for multiple vehicles, well-established trees, wall and fencing to boundaries.





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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