



MANOR ROAD, HULL
£139,950

BROWN & CO

Manor Road, Hull, East Riding of Yorkshire HU5 5NS

DESCRIPTION

Really well presented two bedroomed end of terrace property with recently renovated kitchen and shower room. Benefitting from extended kitchen diner, good sized rear garden and detached garage. The property has gas central heated and has uPVC double glazing.

LOCATION

Situated in a popular residential area within easy access of a variety of amenities and great public transport connections.

ACCOMMODATION

ENTRANCE PORCH

With white uPVC entrance door having decorative glazed arch detail. Entrance porch gives open access into the Lounge, has central heating radiator and solid oak flooring.

LOUNGE

Having white uPVC double glazed window to the front with central heating radiator below. Stairs leading to the first floor and internal door giving access to the Kitchen diner. Built in understairs storage. Continuation of the solid oak flooring from the entrance.



KITCHEN DINER

Beautifully finished having sage green base units and solid oak work surfaces. Built in fridge freezer, washer drier, electric oven and gas hob with extractor over. Decorative central heating radiator and feature exposed brick walls. Space for dining table. Two white uPVC double glazed windows and French doors opening to the rear garden. Continuation of the solid oak flooring.



FIRST FLOOR



BEDROOM ONE

A good sized double bedroom with white uPVC double glazed window to the front having central heating radiator below. Feature wood paneled wall and exposed floor boards.



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BEDROOM TWO

White uPVC double glazed window overlooking the rear garden, access hatch to the loft. Laminate flooring.



SHOWER ROOM

Having white uPVC obscure glazed window to the rear, contemporary black heated towel rail. The room is fully tiled in a neutral color and benefits from low flush white W.C, corner curved glazed shower cubicle with water main operated shower within, granite effect bowl style hand basin on solid timber shelf.



REAR GARDEN

Good sized enclosed rear garden with patio and lawned areas. To the rear of the garden is the detached garage which can be accessed via the garden or by vehicle via the shared access track.



GENERAL REMARKS AND STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by East Riding of Yorkshire Council that this property is in Band A.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm

Viewing: Please contact the Humber office on 01482 421234.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Humber -01482 421234 .

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in July 2024



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