



**103 Cave Street**  
Hull, HU5 2TW

Guide price £107,500



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## Ground Floor:

### Lounge

13'3" x 12'2" (4.04m x 3.72m)

Entrance into the spacious lounge via the front door, box bay window with double glazing, carpet flooring, radiator and open staircase to first floor level.

### Kitchen

12'2" x 10'11" (3.71m x 3.33m)

A modern kitchen fitted with a range of base and wall mounted units, matching island and complimenting work tops. tiling to the splashback areas, inset composite sink unit, inset gas hob with extractor over and built in oven. With double glazed window and door to the rear, space for washing machine and fridge freezer, vinyl flooring and radiator.

## First Floor:

### Landing

Providing access to all first floor rooms and storage cupboard with shelving.

### Bedroom One

13'7" (into bay) x 5'7" (4.16m (into bay) x 1.72m)

A spacious double bedroom to the front with box bay window with double glazing, radiator and carpet flooring.

### Bedroom Two

10'10" x 5'10" (3.32m x 1.80m)

Second bedroom to the rear with double glazed window, built in storage, carpet flooring and radiator.

## Shower Room

7'11" x 5'10" (2.42m x 1.79m)

With double glazed window to the rear. Fitted with a modern three piece suite in white; comprising, corner shower cubicle, sink inset within vanity unit with storage and low level WC.

## Outside

Externally, to the front is a garden area, mainly laid to lawn with pathway leading to the front door. To the rear is an enclosed low maintenance garden with pathway and artificial lawn. An allocated parking spot is provided to the rear, beyond the garden.

## Council Tax Band

We have been advised the property is council tax band B.

## ADDITIONAL INFORMATION

Tenure:

Freehold

## Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



## Road Map



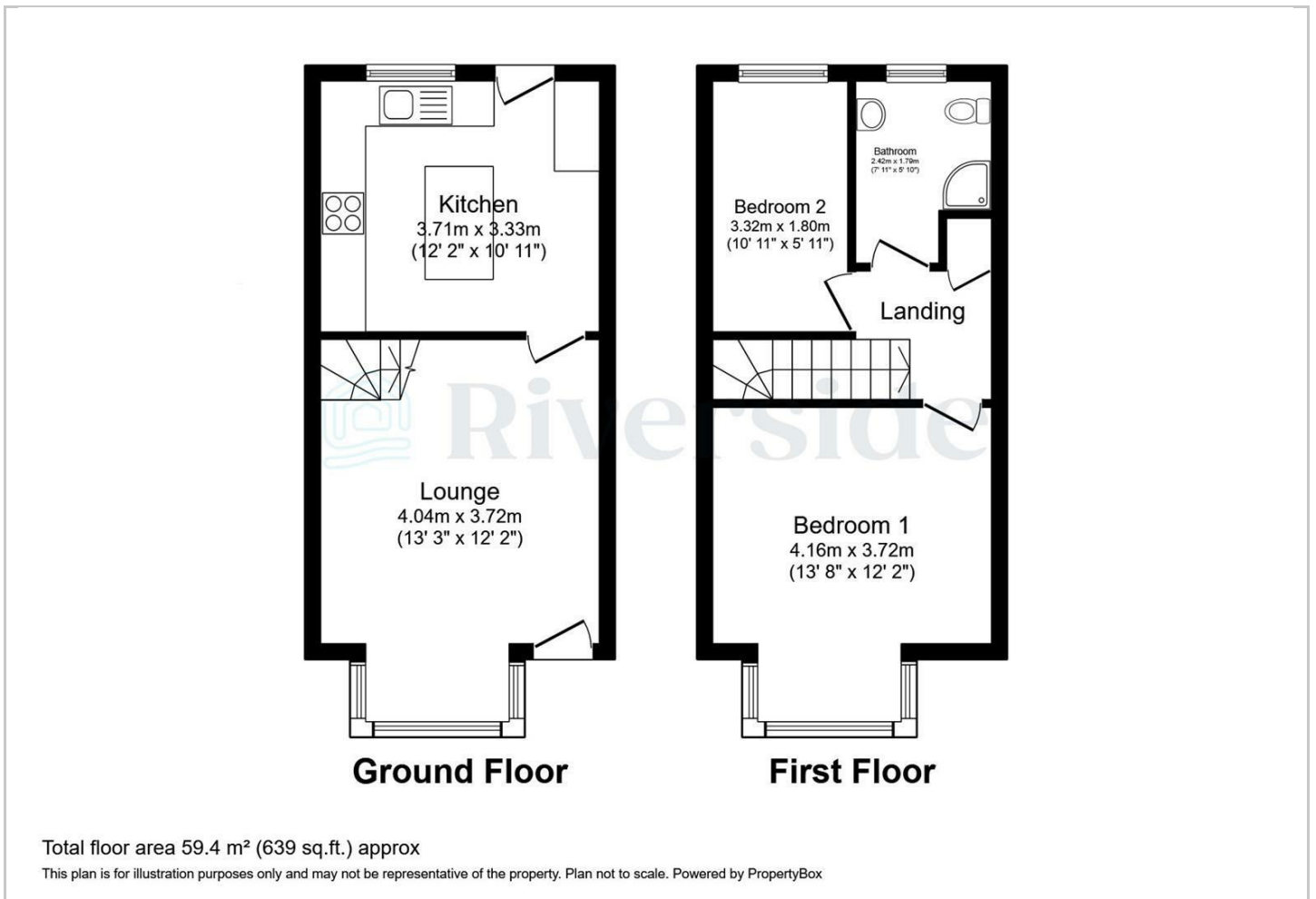
## Hybrid Map



## Terrain Map



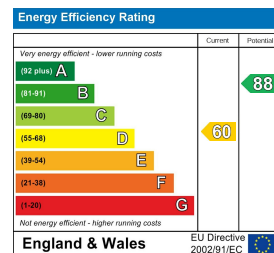
## Floor Plan



## Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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