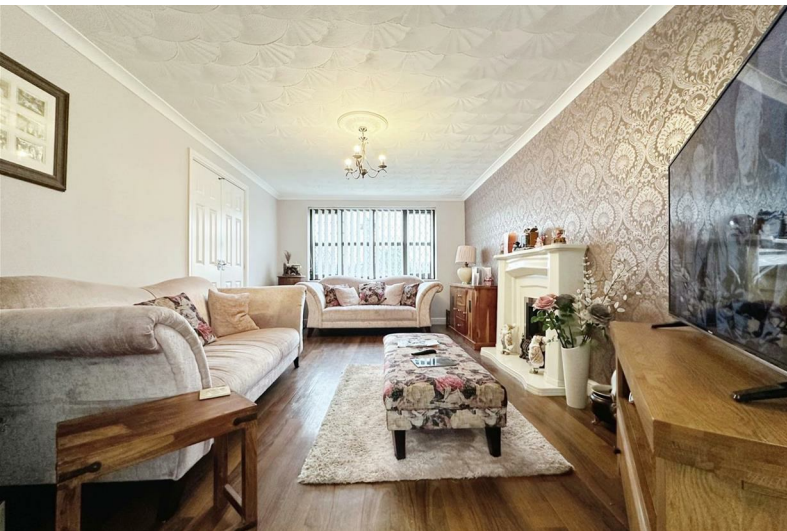




2 Temsdale

, Hull, HU7 6EJ

Offers in excess of £245,000



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Ground Floor

Entrance Porch

Entrance to the front via UPVC double glazed door.

Entrance Hallway

A welcoming entrance into this family home with fixed staircase to first floor level. With laminate flooring and radiator.

Lounge

18'2" x 10'10" (5.56m x 3.31m)

A spacious room with UPVC double glazed window to the front and the sliding doors to the rear into the conservatory. With feature fireplace housing a gas fire, laminate flooring and radiator,

Conservatory

11'10" x 11'2" (3.62m x 3.42m)

To the rear is a conservatory with UPVC windows and French doors opening out to the garden. With laminate flooring and radiator.

Dining Kitchen

21'1" x 13'5" max (6.44m x 4.10m max)

With UPVC windows to the front and rear and a UPVC door to the rear. Fitted with a range of base and wall mounted units, contrasting laminate worksurfaces with tiling to the splashback areas, inset stainless steel sink unit, inset electric hob, built in double oven, integrated washing machine and finished with tiled flooring and radiator.

Cloakroom

With UPVC double glazed window to the rear. Fitted with a low level WC tiling to the walls.

First Floor

Central Landing

With UPVC double glazed window to the front. Providing access to four well proportioned bedrooms and house bathroom plus storage cupboard.

Master Bedroom

9'10" x 9'9" (3.02m x 2.98m)

With UPVC double glazed window to the rear, fitted wardrobes for storage, laminate flooring and radiator.

En-Suite

With UPVC double glazed window to the rear. Fitted with a three piece suite in white, comprising enclosed shower cubicle, low level WC and sink inset within vanity unit with storage beneath. Full tiling to the walls and heated towel rail.

Bedroom Two

10'2" x 7'7" (3.12m x 2.32m)

With UPVC double glazed window to the rear, carpet flooring and radiator.

Bedroom Three

10'7" x 7'8" (3.24m x 2.36m)

With UPVC double glazed window to the front, fitted storage, laminate flooring and radiator.

Bedroom Four

10'7" x 6'7" (3.25m x 2.03m)

With UPVC double glazed window to the front. With laminate flooring and radiator.

House Bathroom

With UPVC double glazed window to the rear. Fitted with a three piece suite in white, comprising panelled bath with electric shower over, sink inset within vanity unit with storage beneath, low level WC with concealed cistern, extensive tiling to the walls and heated towel rail.

External

Externally, to the front is a lawned garden area with brick built wall to the boundaries, a block paved driveway which extends beyond the double gates at the side of the property and up to the garage provides ample off street parking and a double garage with two separate up and over doors. To the rear is a mostly decked garden on multiple levels, ideal for outdoor seating and entertaining plus raised flower beds and pond.

Council Tax

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

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



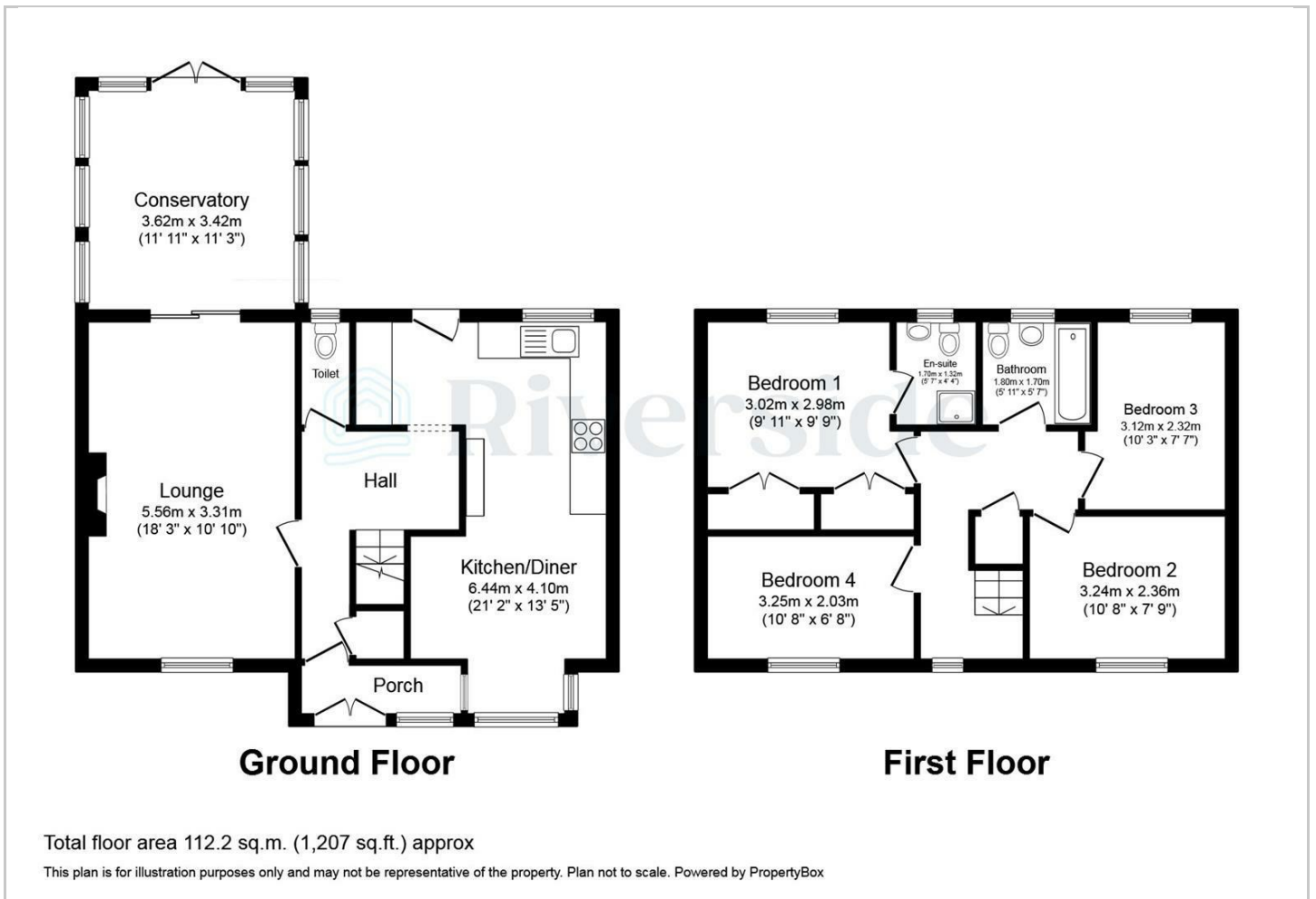
Hybrid Map



Terrain Map



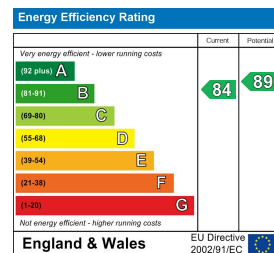
Floor Plan



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



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.