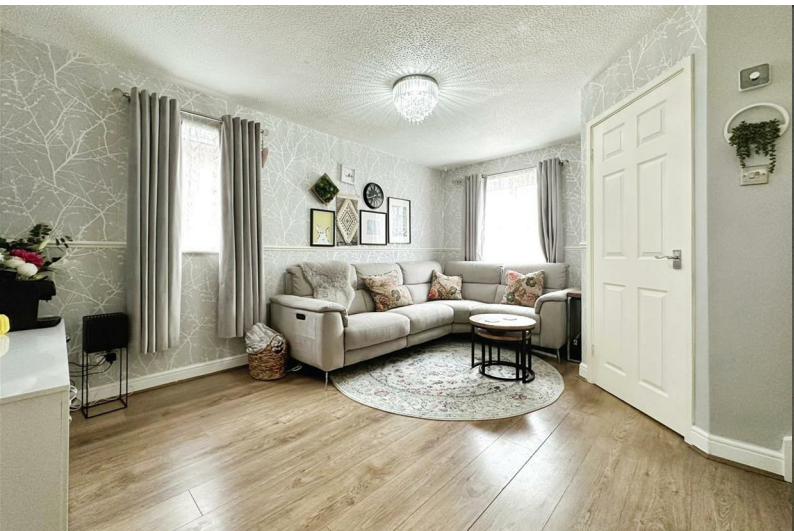




## 42 Bridgeway Drive

, Hull, HU9 1SY

£199,950



# 42 Bridgegate Drive

, Hull, HU9 1SY

£199,950



## Ground Floor:

### Entrance Hallway

Entry to the front via UPVC double glazed door, laminate flooring and door opening into lounge.

### Cloakroom

With UPVC double glazed window to the front, comprising low level WC and hand wash basin. With tiling to splash back areas and radiator.

### Lounge

15'1" x 11'1" (4.6m x 3.4m)

A spacious room, with UPVC double glazed windows to the front and side, staircase to first floor level, under stairs storage cupboard, laminate flooring and radiator.

### Dining Kitchen

14'5" x 8'10" (4.4m x 2.7m)

Modern kitchen with UPVC double glazed window to the rear and sliding doors into the conservatory. Fitted with a range of base and wall mounted units, inset stainless steel sink unit, inset four ring gas hob with extractor over and built in oven below, tiling to splash back areas, space for washing machine and fridge freezer and wall mounted Worcester combi boiler, fitted in June 2023. Dining area provides ample space for a dining table and chairs. With laminate flooring and radiator.

### Conservatory

11'1" x 8'2" (3.4m x 2.5m)

A UPVC double glazed conservatory with French doors opening out to the rear garden and laminate flooring.

## First Floor:

### Central Landing

With access to all first floor rooms and hatch with access to loft space.

### Master Bedroom

14'5" x 8'2" (4.4m x 2.5m)

A double bedroom with two UPVC double glazed windows to the front, airing cupboard and fitted sliding wardrobes. Laminate flooring and radiator.

### Bedroom Two

8'10" x 7'10" max (2.7m x 2.4m max)

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

### Bedroom Three

8'10" x 6'2" (2.7m x 1.9m)

Also to the rear with UPVC double glazed window, radiator and laminate flooring.

### House Bathroom

6'10" x 6'2" (2.1m x 1.9m)

House bathroom fitted with a three-piece suite in white, comprising panelled bath with shower attachment over, sink inset within vanity unit with storage and low level WC. With UPVC double glazed window to the side, extensive tiling to the walls and radiator.

### Outside

Externally, to the front is an open plan garden which is mainly laid to lawn, to the side is a paved driveway with space for multiple vehicles and to the rear is a private and enclosed south facing rear

garden, with lawn area and border ready for planting.

#### Council Tax

We have been advised the property is council tax band B, payable to Hull City Council.

#### ADDITIONAL INFORMATION

Tenure:

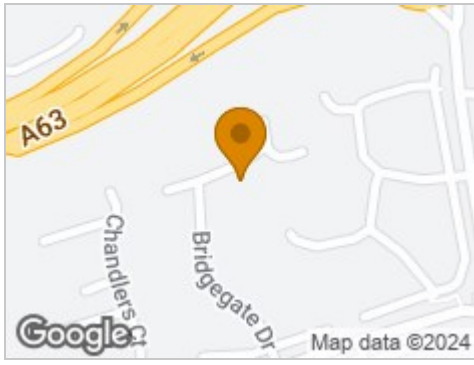
Freehold

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



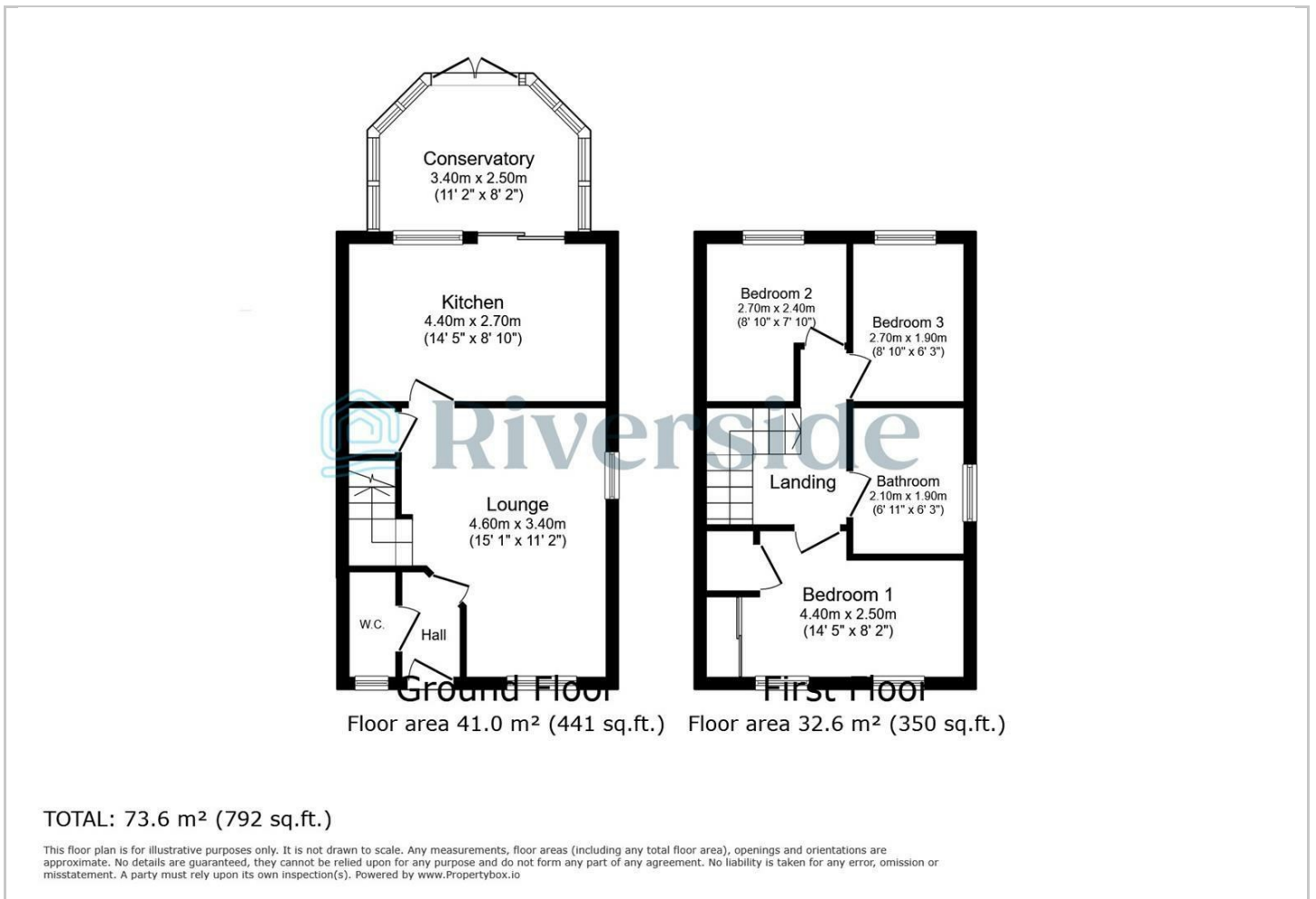
## Hybrid Map



## Terrain Map



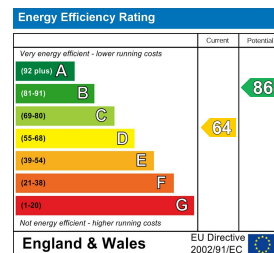
## Floor Plan



## 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.