



28 Etherington Road
Hull, HU6 7JS

Offers in excess of £150,000



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Summary

Welcome to Etherington Road, Hull - a modern and well presented, three bedroom mid-terrace house, boasting generous living space, perfect for families or first-time buyers looking to buy in this popular location.

As you step inside, you will notice the modern and spacious kitchen, large open plan lounge/dining room, three well proportioned bedrooms and well appointed family bathroom. The current owners have also had the loft fully boarded and access made easier with a bigger hatch and pull down ladders.

Situated in this convenient area for access to local amenities, this property also offers off-street parking, ensuring convenience for those with a car.

Don't miss out on the opportunity to make this house your home - schedule a viewing with our office today!

Ground Floor:

Entrance Hallway

A welcoming entrance into the property via double glazed door to the front. With fixed staircase to first floor level and door leading to the dining area.

Lounge

13'8" x 11'5" (4.19m x 3.50m)

To the front of the property with UPVC double glazed bay window with fitted shutter blinds, feature fireplace, laminate flooring and radiator. Opening up into:

Dining Area

16'11" x 11'1" (5.16m x 3.39m)

An open space with with UPVC French doors to the rear garden, with laminate flooring, radiator and door leading into:

Kitchen

17'2" x 9'4" (5.25m x 2.87m)

A modern kitchen with UPVC double glazed window to the side and French doors to the rear. Fitted with a range of base and wall mounted units, contrasting laminated work surfaces and tiling to splashback areas, inset composite sink, integrated dishwasher, washing machine and fridge freezer and freestanding Rangemaster cooker. With tiled flooring and radiator.

First Floor:

Central Landing

With access to all first floor rooms and access to the boarded loft with access via hatch with drop down ladders.

Master Bedroom

13'9" x 11'8" (4.21m x 3.57m)

A double bedroom to the front with UPVC double glazed bay window, storage space to either side of chimney breast, radiator and carpet flooring.

Bedroom Two

11'1" x 10'4" (3.40m x 3.17m)

A second double bedroom to the rear with UPVC double glazed window, built in storage cupboard, radiator and exposed flooring.

Bedroom Three

8'2" x 7'11" (2.51m x 2.42m)

Third bedroom to the rear, with UPVC double glazed window and radiator.

House Bathroom

8'7" x 6'7" (2.62m x 2.02m)

With UPVC double glazed window to the front, part tiling to the walls and heated towel rail. Fitted with a three piece suite, comprising panelled bath with shower over, low level WC and sink with storage built below.

Outside

Externally, to the front is a block paved driveway, shared passageway to the side leading to the rear garden and to the rear is an enclosed garden, mainly laid to lawn with patio areas and shed for storage.

Council Tax Band

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

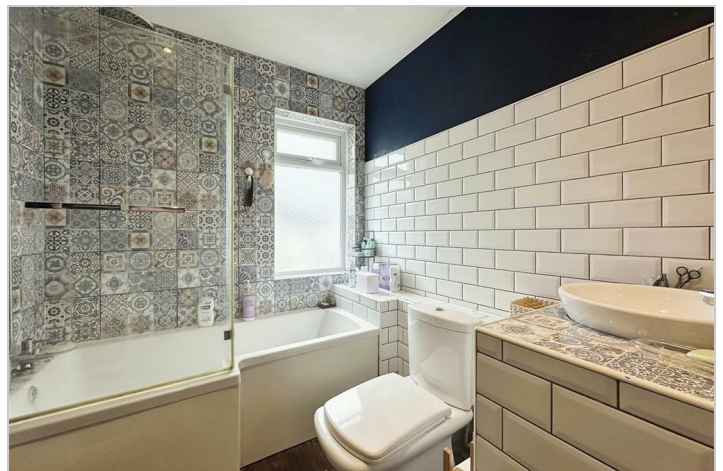
ADDITIONAL INFORMATION

Tenure:

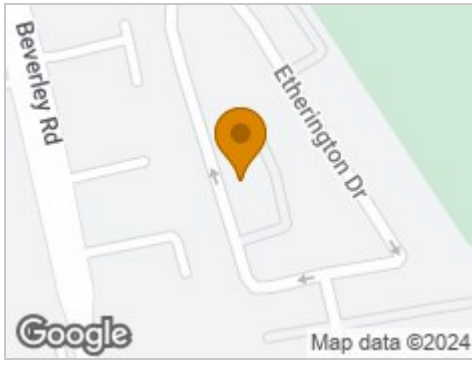
Freehold

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



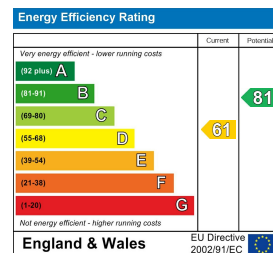
Floor Plan



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.