



2 Acadia Grove

, Hessle, HU13 0AL

Offers over £155,000



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Ground Floor:

Entrance Hallway

Entrance to the front, via UPVC double glazed front door, fixed staircase to the first floor and door into lounge.

Lounge

15'2" x 12'2" (4.63m x 3.71m)

A spacious lounge to the front with UPVC double glazed window to the front, storage under the stairs, laminate flooring and radiator.

Kitchen

15'1" x 8'0" (4.62m x 2.46m)

A modern kitchen to the rear with UPVC double glazed window and French door to garden. Fitted with a range of base and wall mounted units, laminated worksurfaces, tiling to splashback areas, inset stainless steel sink unit, freestanding gas cooker (included) and space for dishwasher, washing machine and fridge freezer. With laminate flooring and tall radiator.

First Floor:

Landing

With UPVC double glazed window to the side and access to all first floor rooms.

Bedroom One

15'2" x 10'5" (4.63m x 3.19m)

A double bedroom to the front with two UPVC double glazed windows, carpet flooring and radiator.

Bedroom Two

10'7" x 8'7" (3.24m x 2.64m)

Second bedroom to the rear, with UPVC double glazed window, carpet flooring and radiator.

House Bathroom

7'6" x 6'3" (2.31m x 1.91m)

Fitted with a three-piece suite in white, comprising panelled bath with shower over, pedestal sink unit and low level WC. With UPVC double glazed window to the rear, vinyl flooring and tall radiator.

Outside

Externally, to the front & side is a block paved driveway for off street parking for multiple vehicles. To the rear is an enclosed garden with raised decking area for outdoor seating and the rest laid to lawn.

Council Tax

We have been advised the property is council tax band A, payable to East Riding of Yorkshire 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.



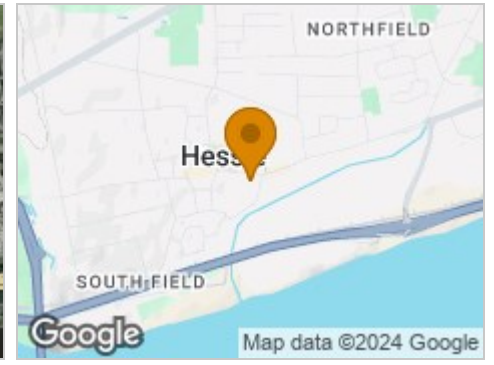
Road Map



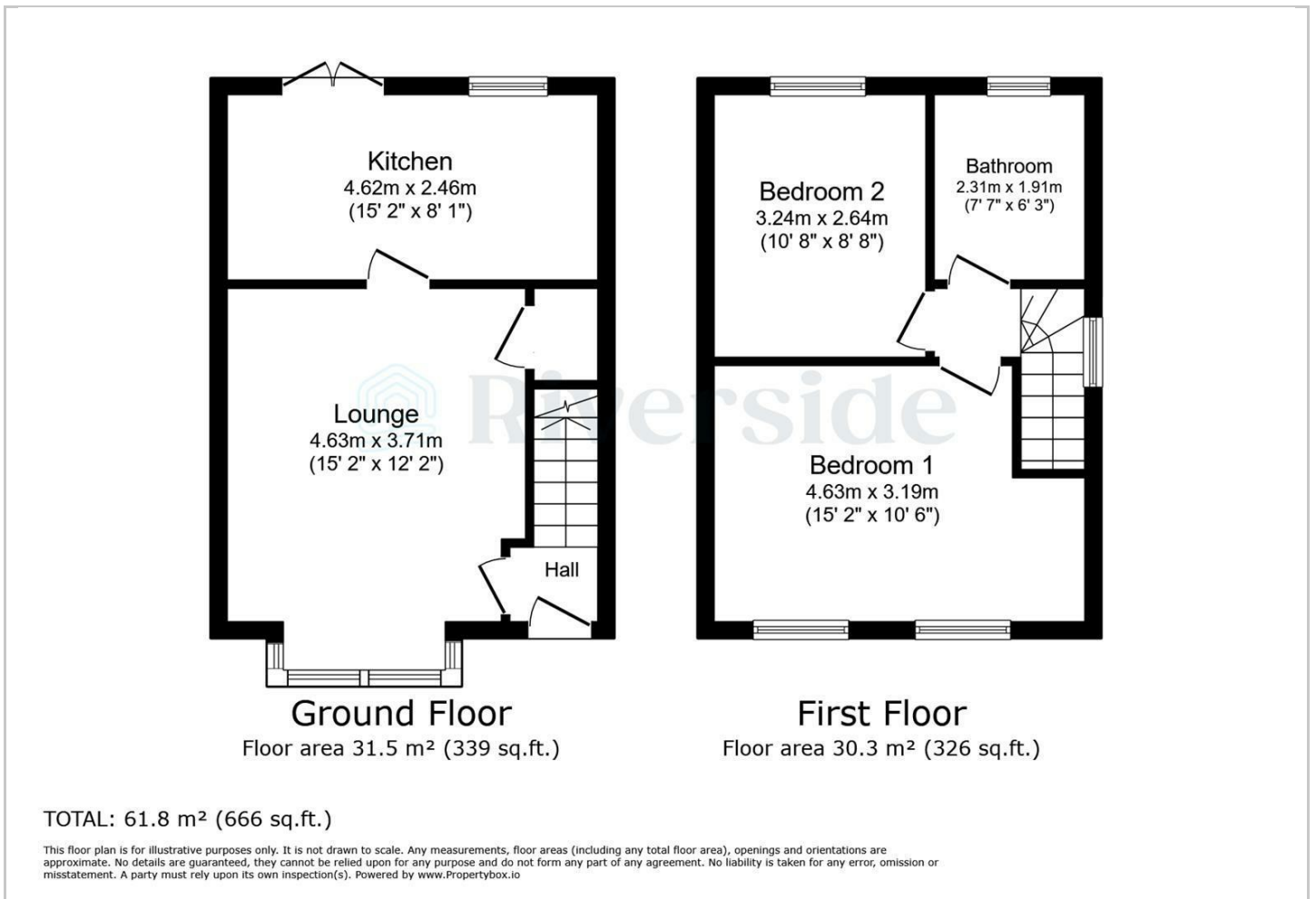
Hybrid Map



Terrain Map



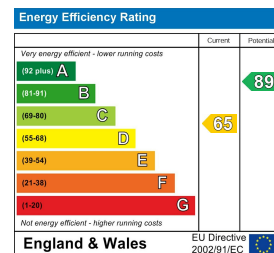
Floor Plan



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



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