



60 Graham Avenue
, Hull, HU4 7AW

Offers over £120,000



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Ground Floor:

Entrance Hallway

Entrance to the front via UPVC double glazed door, fixed staircase to first floor, door through to the lounge, carpet flooring and radiator.

Lounge/ dining area

24'6" x 15'2" (7.48m x 4.63m)

With UPVC double glazed bay window to the front, feature stove effect electric fire, understairs storage cupboard, carpet flooring and two radiators.

Kitchen

14'3" x 9'10" (4.36m x 3.01m)

To the rear of the property with UPVC double glazed window and door to the rear garden. Fitted with a range of base and wall mounted units, laminated worktops, tiling to the splashback areas, inset stainless steel sink unit, inset four ring gas hob with extractor over and built in oven below.

First Floor:

Landing

With access to all first floor rooms and hatch to the loft.

Bedroom One

15'3" x 12'4" (4.65m x 3.77m)

A spacious double bedroom to the front of the property with two UPVC double glazed windows, fitted wardrobes for storage, laminate flooring and radiator.

Bedroom Two

9'6" x 9'1" (2.90m x 2.78m)

Second bedroom to the rear with UPVC double glazed window, storage cupboard, laminate flooring and radiator.

Bathroom

5'11" x 5'6" (1.81m x 1.69m)

To the rear with UPVC double glazed window. Fitted with a three-piece suite; comprising panelled bath with electric shower over, pedestal sink, low level WC, tiling to splashback areas and radiator.

Outside

Externally, to the front is a garden gravelled garden with pathway to the front door. To the rear is a generous west facing garden, mainly laid to lawn with block paved patio area for seating and pedestrian gate for access to the ten foot beyond.

Garage

Accessed via the rear ten foot and with side door into the garden.

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



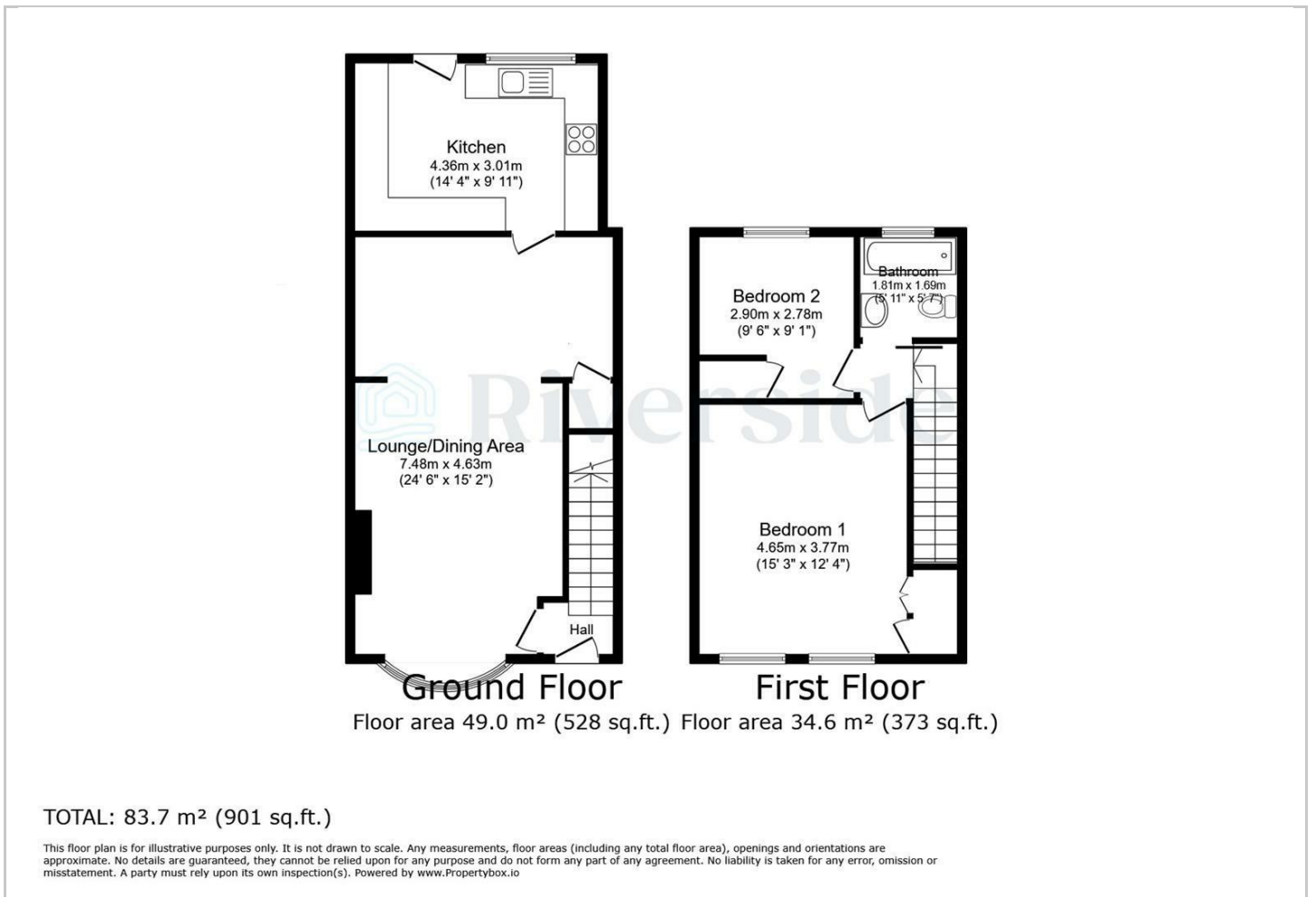
Hybrid Map



Terrain Map



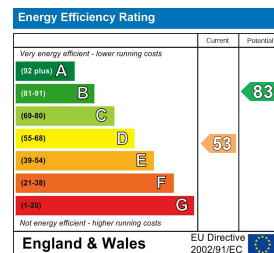
Floor Plan



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.