



8 St. Quintins Close
Hull, HU9 2AW

Offers over £170,000



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Ground Floor:

Entrance Hallway

Welcoming entry to the front via UPVC door. Fixed staircase to the first floor level, radiator and door leading to:

Lounge

14'0" x 9'8" (4.27m x 2.97m)

A generous lounge to the front with UPVC double glazed window, feature fireplace housing a gas fire, laminate flooring and radiator.

Kitchen

12'11" x 9'9" (3.96m x 2.98m)

A modern kitchen with high gloss bass and wall mounted units with quartz work tops with matching upstands and splash backs, inset stainless steel sink unit, inset four ring gas hob with extractor over and electric oven below. With UPVC window to the rear, doors into the conservatory, tiled flooring, understairs store cupboard and radiator.

Conservatory

11'4" x 9'1" (3.47m x 2.78m)

Brick base conservatory with UPVC windows and French doors opening out the the garden.

First floor:

Central Landing

Providing access to all first floor rooms.

Bedroom One

11'1" x 9'6" (3.38m x 2.90m)

A double bedroom to the front with UPVC double

glazed window, fitted wardrobes for storage, carpet flooring and radiator.

Bedroom Two

12'11" x 9'8" (3.96m x 2.95m)

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

Bedroom Three

10'5" x 6'6" (3.18m x 2.00m)

Third bedroom, also to the front with UPVC double glazed window, carpet flooring and fitted wardrobes.

House Bathroom

8'10" x 6'5" (2.70m x 1.98m)

Fitted with a three-piece suite in white, comprising corner bath with shower over, sink set within vanity unit with storage and low level WC. With full tiling to the walls, UPVC double glazed window and radiator.

Externally

Externally to the front is an open plan garden, mainly laid to lawn with planted border to the front and hedge to the side boundary. Off street parking is also provided to the front and this leads to the garage. To the rear is an enclosed and private garden, mainly laid to lawn and patio area for seating.

Garage

23'0" x 6'11" (7.02m x 2.12m)

Garage to the side benefitting from lighting and power. With up and over door to the front and rear UPVC door from the garden.

Tel: 01482 322411

Council Tax Band

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

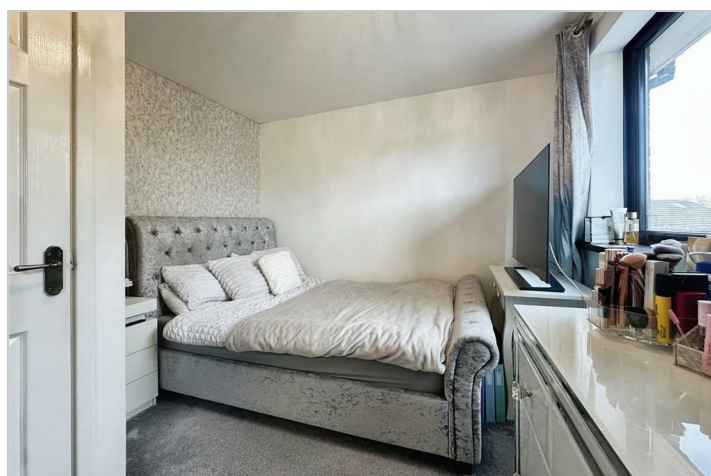
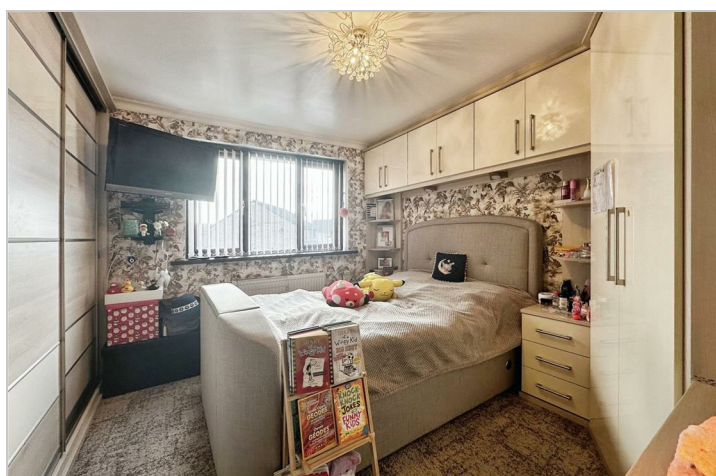
ADDITIONAL INFORMATION

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



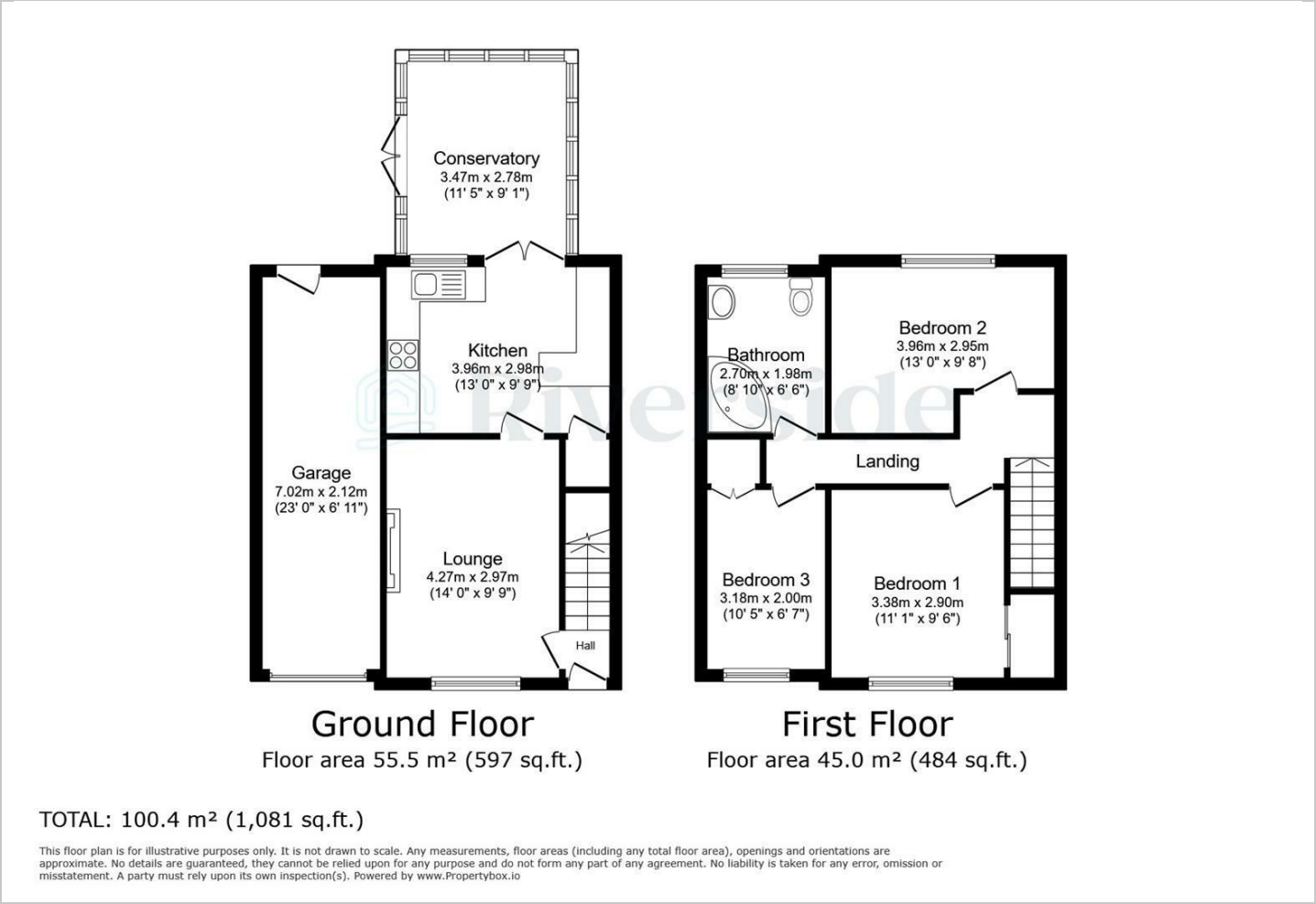
Hybrid Map



Terrain Map



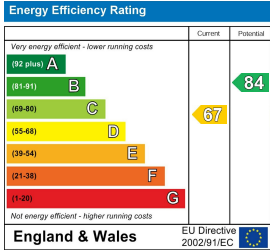
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.