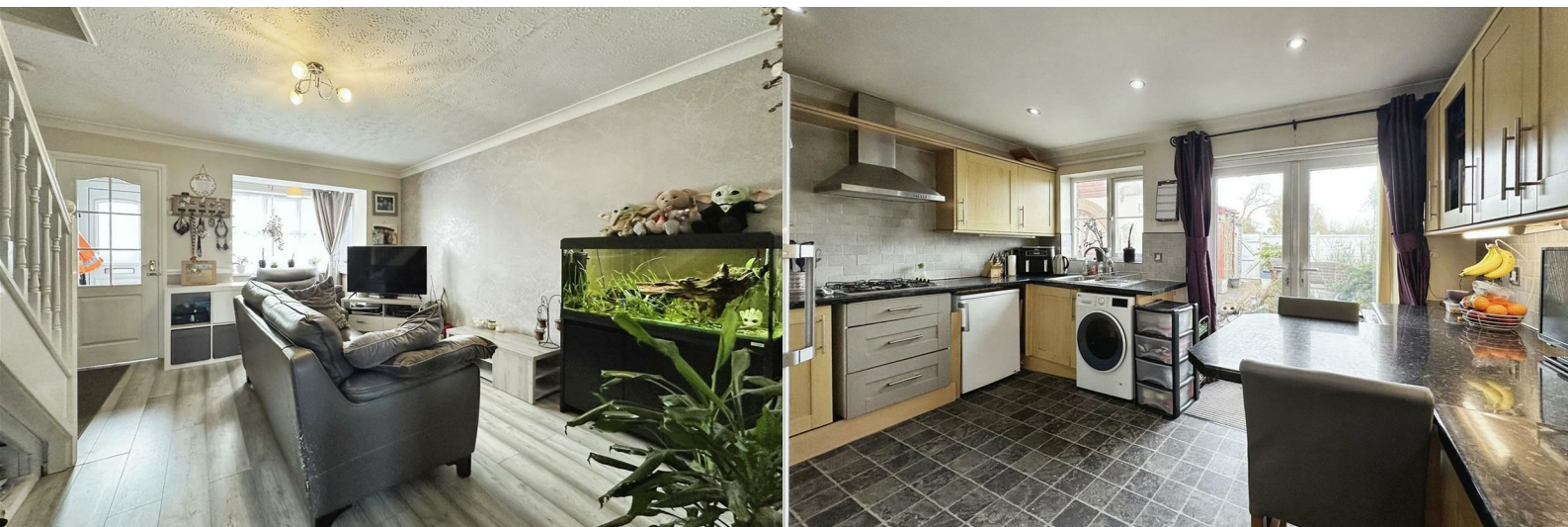




## 1 Millers Walk

, Hull, HU5 4BP

Offers in the region of £180,000





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## Summary

Located just off Bricknell Avenue is this well proportioned, three bedroom semi detached property which is ideally placed for some well regarded schools, local shops and transport links between the city centre and Cottingham.

Benefitting from UPVC double glazing and gas central heating throughout, this smartly presented property briefly comprises; to the ground floor, entrance hallway, spacious living room with large bay window to the front and breakfast kitchen to the rear, providing ample storage and worktop space.

To the first floor is a central landing, access to all three bedrooms, including the master with fitted wardrobes and the house bathroom with a three-piece suite in white.

Externally, a block paved driveway provides parking to the front and side and the rear is an enclosed garden with patio area, pond, sheltered area previously used as a spa room to house a hot tub, store shed and gate to the playing fields beyond.

Ideal for first time buyers or small families - viewing essential and can be arranged via our office!

## Ground Floor

### Entrance Hallway

Double glazed entrance door, laminate flooring and internal door leading to the lounge.

## Lounge

18'2" x 13'8" (5.54m x 4.18m)

Spacious lounge with laminate flooring, radiator, UPVC double glazed window to the front and stairs leading to the first floor.

## Kitchen

13'8" x 10'6" (4.18m x 3.21m)

To the rear of the property with double glazed window and French doors opening to the rear garden. Fitted with a range of base and wall mounted units, laminated worktops with tiling to the splashback areas, inset stainless steel sink unit, inset four ring gas hob with extractor fan over and a raised integrated double oven.

## First Floor

### Central Landing

Carpet flooring and loft access.

### Bedroom One

13'8" x 8'7" (4.17m x 2.64m)

Double bedroom with carpet, radiator, UPVC double glazed window to the front and built in wardrobes with sliding doors.

### Bedroom Two

9'5" x 7'4" (2.89m x 2.26m)

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

### House Bathroom

5'10" x 7'3" (1.80m x 2.23m)

With UPVC double glazed window to the side. Fitted with a three-piece suite in white, comprising

Tel: 01482 322411

panelled bath with thermostatic shower over, low level WC and pedestal sink. Finished with tiling to the splashback, a radiator and built in storage cupboard.

### Bedroom Three

6'7" x 6'0" (2.02m x 1.83m)

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

### Externally

Externally, to the front & side is a block paved driveway for off street parking for multiple vehicles. To the rear is a low maintenance enclosed garden, a pond surrounded by shrubbery and a gate at the bottom leading to the playing fields. The garage has been converted to provide a storage shed and a sheltered area that was previously used by our seller as space for a hot tub with full power and lighting.

### Council Tax

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

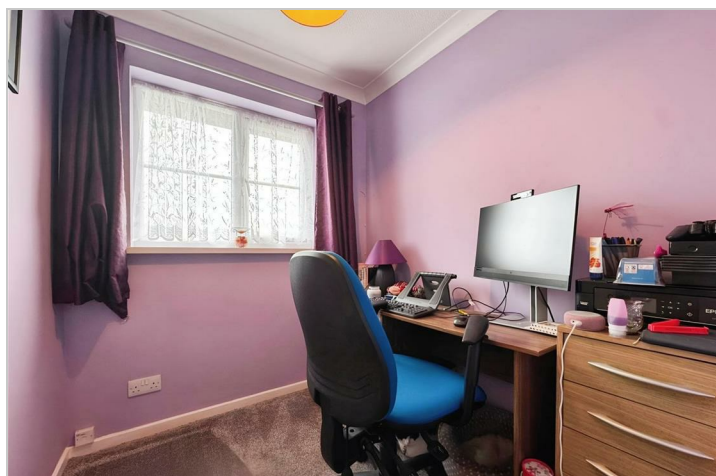
### ADDITIONAL INFORMATION

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



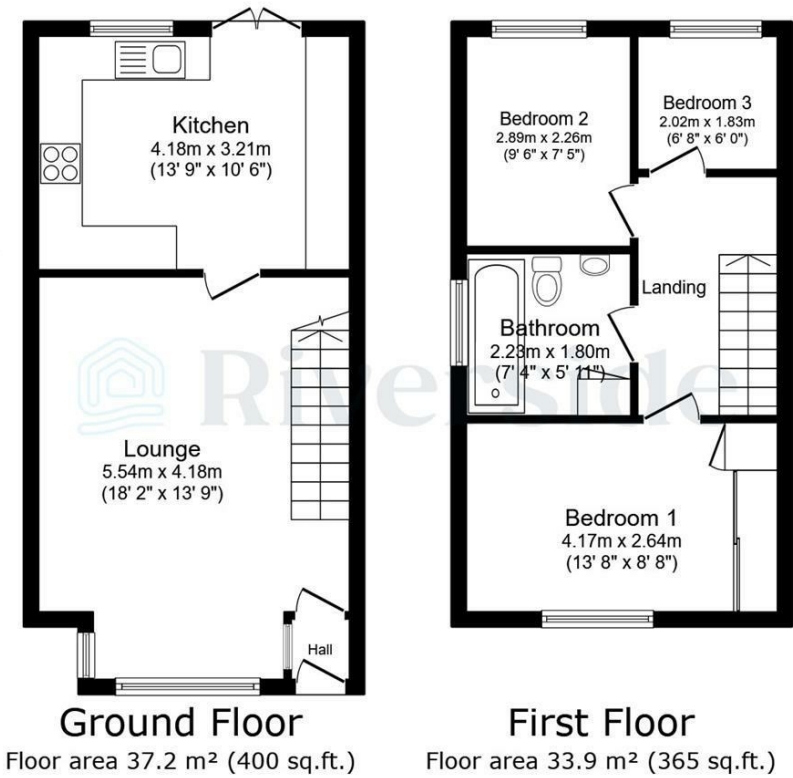
Hybrid Map



Terrain Map



Floor Plan

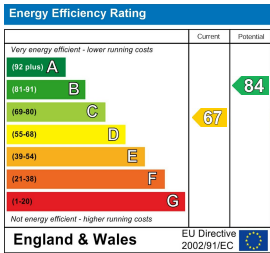


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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.