



2 Appledore Close

, Hull, HU9 1PZ

£170,000



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Summary

Situated in the ever popular and sought after Victoria Dock area of Hull, this charming semi-detached house on Appledore Close presents an excellent opportunity for first-time buyers. Well placed for access to local amenities, including shop, pub and primary school and providing easy access Hull City Centre & Hedon Road/ A63 Road network.

The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining and modern fitted Wren kitchen to the ground floor and two double bedrooms and House bathroom with three piece suite to the first floor.

Outside, the property benefits from low maintenance gardens, allowing you to enjoy outdoor space without the burden of extensive upkeep. Additionally, there is parking available via driveway, adding to the convenience of this lovely home.

This extended semi-detached property offers ready to move into accommodation and is sure to be popular. Don't miss the chance to make it your own.

Ground Floor

Entrance Hall

Entry to the front via UPVC double glazed door with UPVC double glazed window to the side. With fixed staircase to first floor and door leading to:

Lounge

12'6" x 12'5" (3.82m x 3.80m)

Spacious lounge to the front with UPVC double glazed window, access to under stairs storage cupboard, laminate flooring and radiator.

Kitchen

15'7" x 7'9" (4.77m x 2.37m)

A modern fitted kitchen with a range of base and wall mounted units, laminated worksurfaces, tiling to splashback areas, inset stainless steel sink unit, inset gas hob with extractor over and built in oven below, space for washing machine and fridge freezer. Opening into:

Conservatory

14'7" x 9'4" (4.47m x 2.87m)

With UPVC windows to the side and rear, currently used as second lounge and dining room, with carpet flooring and radiator and French doors to the rear garden.

First Floor

Central Landing

Providing access to all first floor rooms and hatch to the loft space.

Master Bedroom

15'8" x 10'11" (4.78m x 3.34m)

A generous double bedroom to the front with UPVC double glazed window to the front, storage cupboard and fitted wardrobes, carpet flooring and radiator,

Bedroom Two

9'4" x 8'8" (2.86m x 2.65m)

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

House Bathroom

6'9" x 6'2" (2.06m x 1.88m)

A modern bathroom with a three-piece suite in white, comprising panelled bath with shower over, sink set upon vanity unit comprising storage cupboard and WC with concealed cistern. UPVC double glazed window to the rear.

Outside

Externally, to the front, is a gravelled garden, to the side is a paved driveway for off street parking. To the rear is a gravelled garden with storage shed.

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



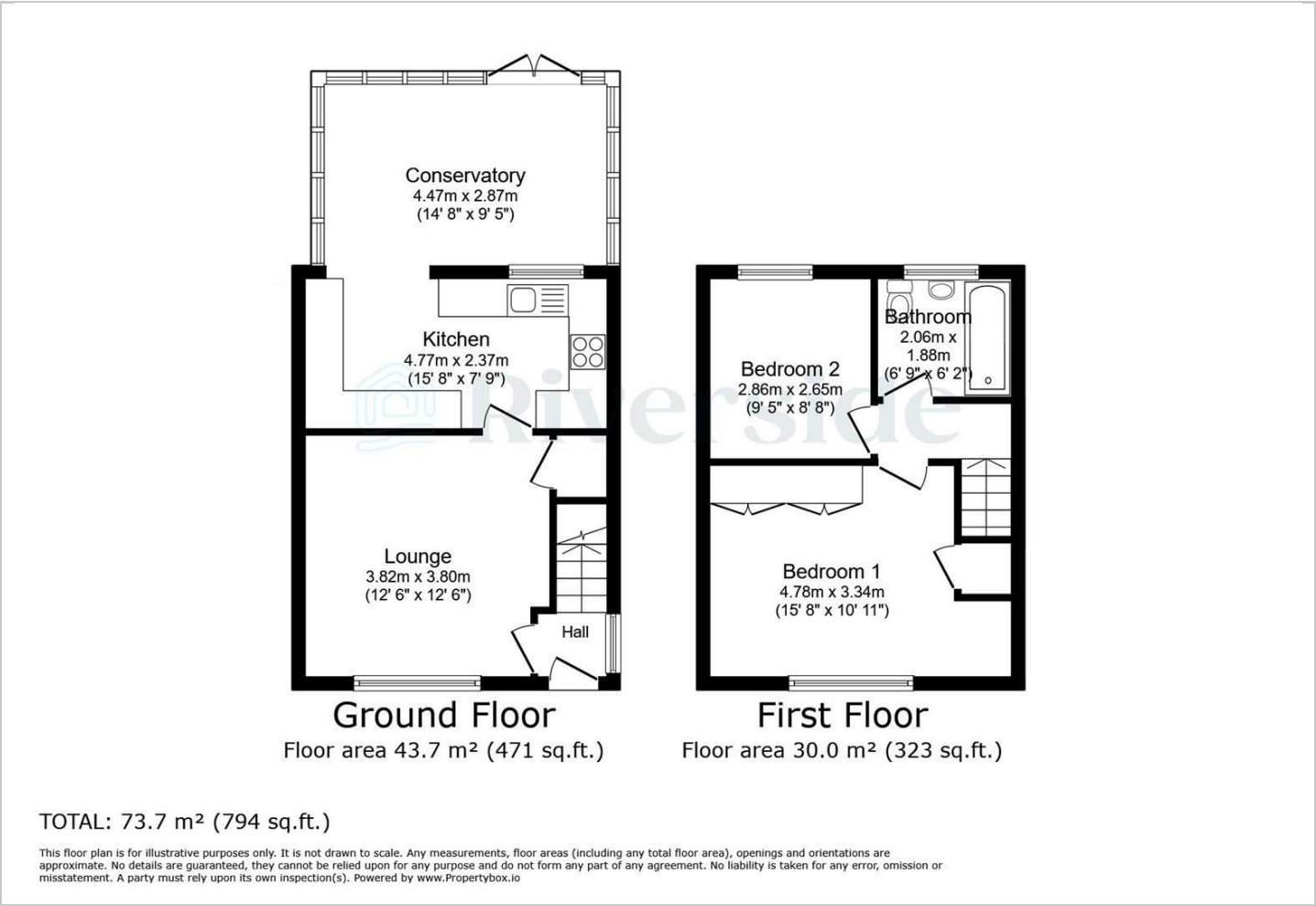
Hybrid Map



Terrain Map



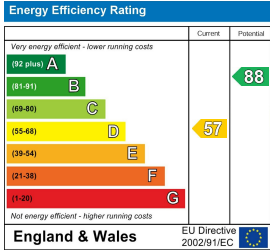
Floor Plan



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.