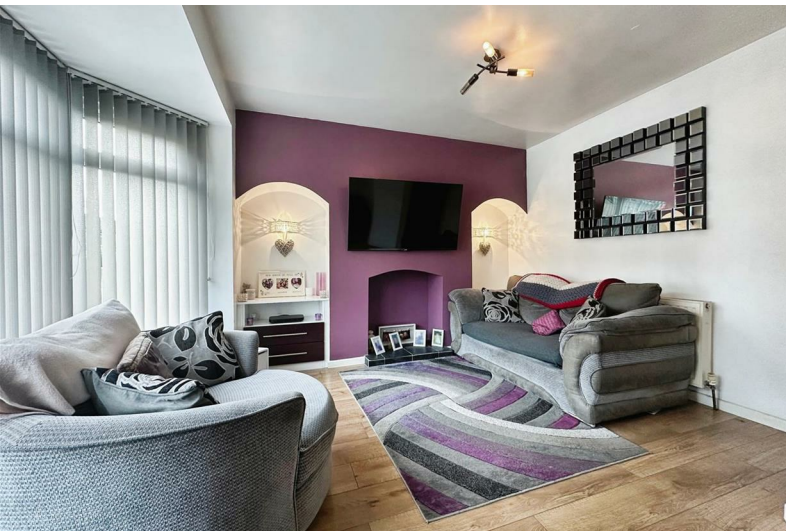




78 Eastfield Road

, Hull, HU4 6DX

£170,000



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Ground Floor:

Entrance Hallway

Welcoming entrance to the side via composite double glazed door. With UPVC double glazed window, fixed staircase to the first floor and radiator.

Lounge

15'3" x 10'10" (4.67m x 3.31m)

A spacious lounge to the front with UPVC double glazed bay window, second UPVC double glazed window, laminate flooring and radiator.

Dining Area

11'1" x 9'6" (3.38m x 2.91m)

With UPVC French doors to the rear, multi-fuel stove, carpet flooring and radiator. Opening into:

Kitchen

19'9" x 6'11" (6.03m x 2.12m)

With UPVC double glazed windows to the rear and side and UPVC door to the side. Kitchen fitted with a range of base and wall mounted units, laminated work surfaces with matching upstands, inset 5-ring gas hob with extractor above and built in double oven below. Storage via under stairs cupboard.

First Floor:

Landing

With UPVC double glazed window to the side, stairs to the loft, access to all first floor rooms and fitted storage cupboards.

Master Bedroom

9'11" x 10'10" (3.04m x 3.32m)

A generous double bedroom to the front with UPVC double glazed bay window, carpet flooring and radiator.

Bedroom Two

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

Second double bedroom with UPVC double glazed window to the rear, carpet flooring, radiator and built in cupboard housing the boiler.

Bedroom Three

11'1" x 4'10" (3.40m x 1.49m)

Third bedroom to the front with UPVC double glazed window to the front, laminate flooring and radiator.

House Bathroom

5'4" x 4'3" (1.63m x 1.32m)

With UPVC double glazed window to the side. Modern three-piece suite in comprising, panelled bath with thermostatic shower over, low level WC and sink set within vanity unit with storage.

Loft Room

10'2" x 10'9" (3.12m x 3.29m)

Boarded loft with roof window to the rear, carpet flooring, radiator and eaves storage front and rear.

Externally

Outside, to the front is a gravelled driveway providing off street parking, to the side is access into the property, a gate also provides access to rear garden. Garden is a generous size, mainly laid to lawn with raised decking area for seating.

Tel: 01482 322411

Council Tax Band

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

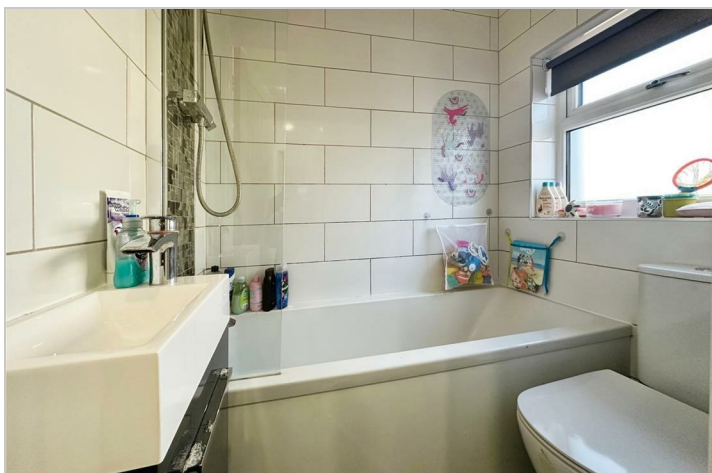
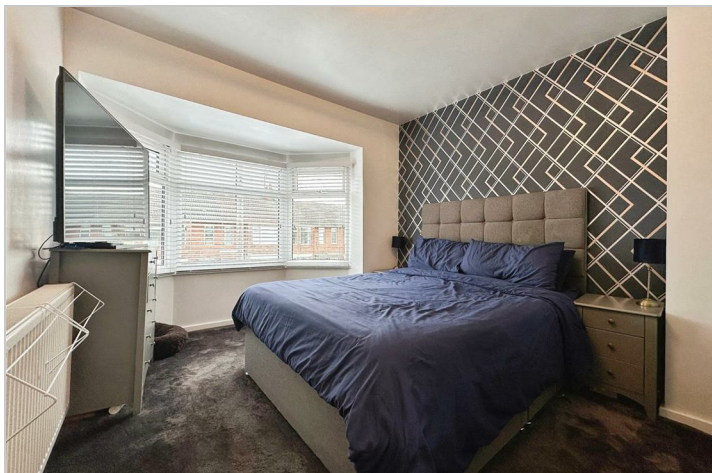
ADDITIONAL INFORMATION

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



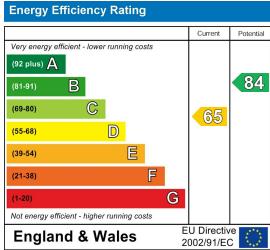
Floor Plan



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.