



**220 Bristol Road**

, Hull, HU5 5XP

Offers in the region of £110,000





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## Summary

Situated on the popular Bristol Road, close to local amenities, including shops, schools and transport links is this delightful mid-terrace house would suit a first time buyer, downsizer or investor.

Benefitting from two comfortable bedrooms, ideal for a small family or as a guest room, a modern kitchen, conservatory extension, off street parking to the front and landscaped garden to the rear plus is owned on a freehold title.

With gas central heating and UPVC double glazing, the property briefly comprises; to the ground floor, entrance hallway, lounge, kitchen and conservatory. To the first floor, two double bedrooms and house bathroom.

Outside, the landscaped garden is a true oasis, perfect for outdoor gatherings, gardening enthusiasts, or simply unwinding in a tranquil setting. Additionally, the property offers parking to the front via driveway, providing convenience in this bustling area.

This charming home on Bristol Road is not just a place to live; it is a sanctuary that combines comfort, style, and functionality. Do not miss the opportunity to make this lovely house your new home.

## Ground Floor

### Entrance Hall

Access to the front via solid front door, with

staircase to first floor level, radiator and door opening into:

### Lounge

13'2" x 10'11" (4.02m x 3.35m)

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

### Kitchen

14'0" x 6'6" (4.27m x 2.00m)

With UPVC double glazed window to the rear. Fitted with a range of base and wall mounted units, laminated worksurfaces with tiling to the splashback areas, inset ceramic sink, inset four ring gas hob with extractor over and built in oven below, vinyl flooring and door into:

### Conservatory

11'3" x 8'9" (3.44m x 2.69m)

UPVC conservatory to the rear, with French doors to the rear garden, laminate flooring and radiator.

## First Floor:

### Central Landing

With access to all first floor rooms.

### Main Bedroom

13'10" x 10'2" (4.23m x 3.12m)

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

### Bedroom Two

9'8" x 8'2" (2.97m x 2.49m)

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

### Bathroom

5'4" x 4'11" (1.64m x 1.52m)

With UPVC double glazed window. fitted with a three-piece suite in white, comprising panelled bath with shower over, pedestal sink unit and low level WC. With tiling to the walls and radiator.

### Outside

Externally, to the front, is a gravelled driveway providing off street parking, the rear in an enclosed garden with two patio areas for seating, lawn area to the middle and planted borders. Gated access to the ten foot beyond.

### Council Tax Band

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

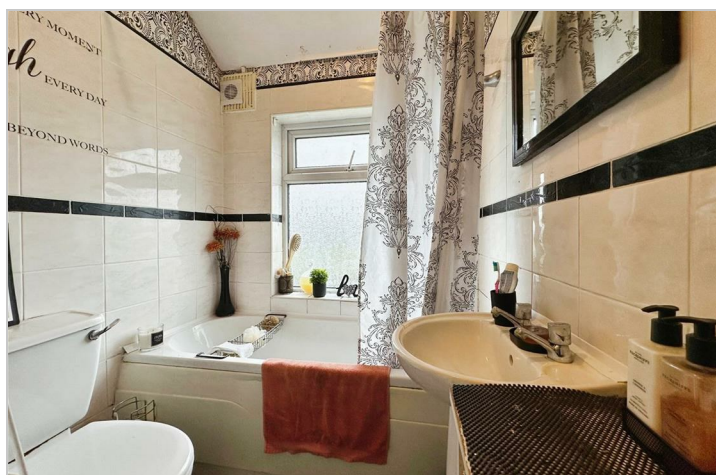
### ADDITIONAL INFORMATION

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



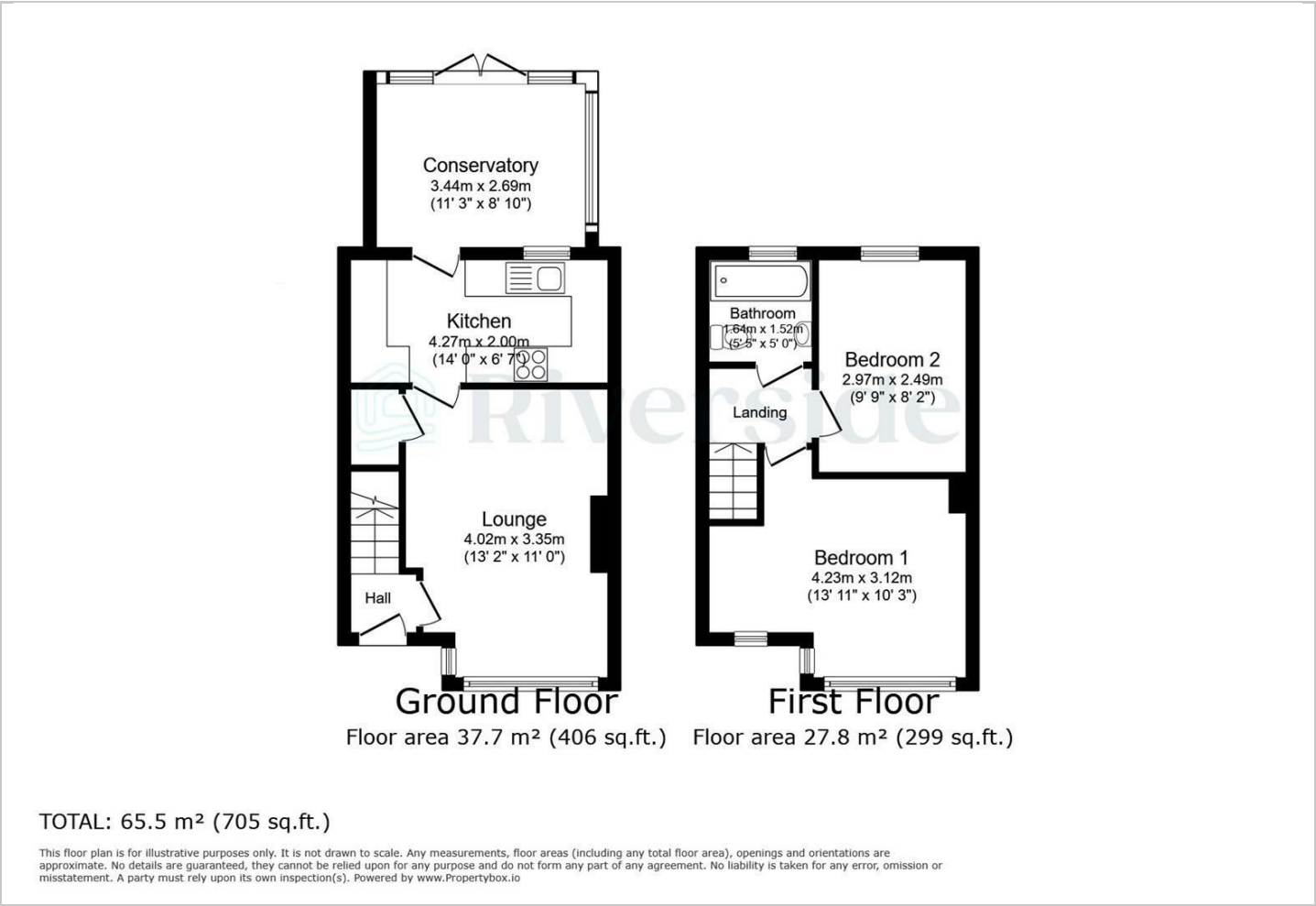
Hybrid Map



Terrain Map



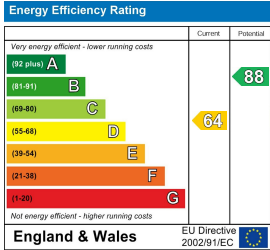
Floor Plan



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



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