



**138 Hall Road**

, Hull, HU6 8SB

Offers over £250,000





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## Ground Floor:

### Lounge

26'10" x 16'5" max (8.19m x 5.01m max)

With partitioned entry area to the front via UPVC double glazed door, UPVC bay window, decorative fireplace, radiators and under stairs storage cupboard and additional cupboard housing the gas boiler. Opening into:

### Dining Kitchen

15'11" x 12'4" (4.86m x 3.76m)

With UPVC double glazed window and bi-folding doors to the rear, kitchen fitted with a range of base and wall mounted units, complimenting solid wood work surfaces with tiling to splashback areas, inset composite sink, inset four ring gas hob with extractor over and built in oven. With ample space for a large dining table and tall radiator.

### Shower Room

8'4" x 2'11" (2.56m x 0.91m)

With UPVC double glazed window to the side, Fitted with a three-piece suite in white, comprising enclosed shower cubicle, low level WC and sink set upon vanity unit with storage. Heated towel rail.

## First Floor

### Central Landing

With access to four bedrooms and the house bathroom. UPVC double glazed window to the side.

### Master Bedroom

14'7" x 10'5" (4.45m x 3.20m)

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

### En-suite

6'8" x 3'10" (2.05m x 1.18m)

A three piece suite, comprising enclosed shower, low level WC and corner sink with fitted storage. With tiling to the walls and heated towel rail.

### Bedroom Two

16'2" x 8'6" (4.93m x 2.61m)

Double bedroom to the rear, with UPVC double glazed window, laminate flooring and radiator.

### Bedroom Three

9'4" x 7'6" (2.86m x 2.31m)

Double bedroom to the rear with UPVC double glazed window, laminate flooring and radiator.

### Bedroom Four

8'7" x 5'10" (2.62m x 1.80m)

Single bedroom to the front, currently used as a dressing room, UPVC double glazed window, laminate flooring and radiator.

### Bathroom

6'8" x 6'1" (2.05m x 1.87m)

Fitted with a three piece suite in white, comprising panelled bath, low level WC and set upon vanity unit with storage. With tiling to the walls and heated towel rail.

### Outside

To the front is a low maintenance open plan garden, gated access at the side providing access to rear garden which is enclosed with new fencing and gate, mainly laid to lawn and with patio area for seating. A secure shed for storage, outside tap and electric socket.

Tel: 01482 322411

### Council Tax Band

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

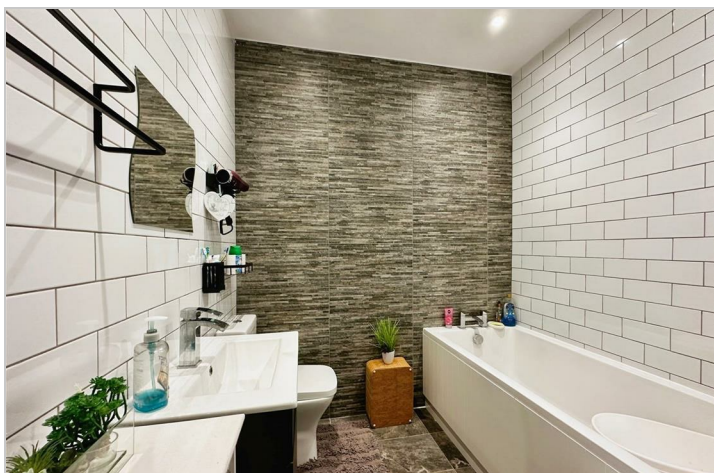
### ADDITIONAL INFORMATION

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



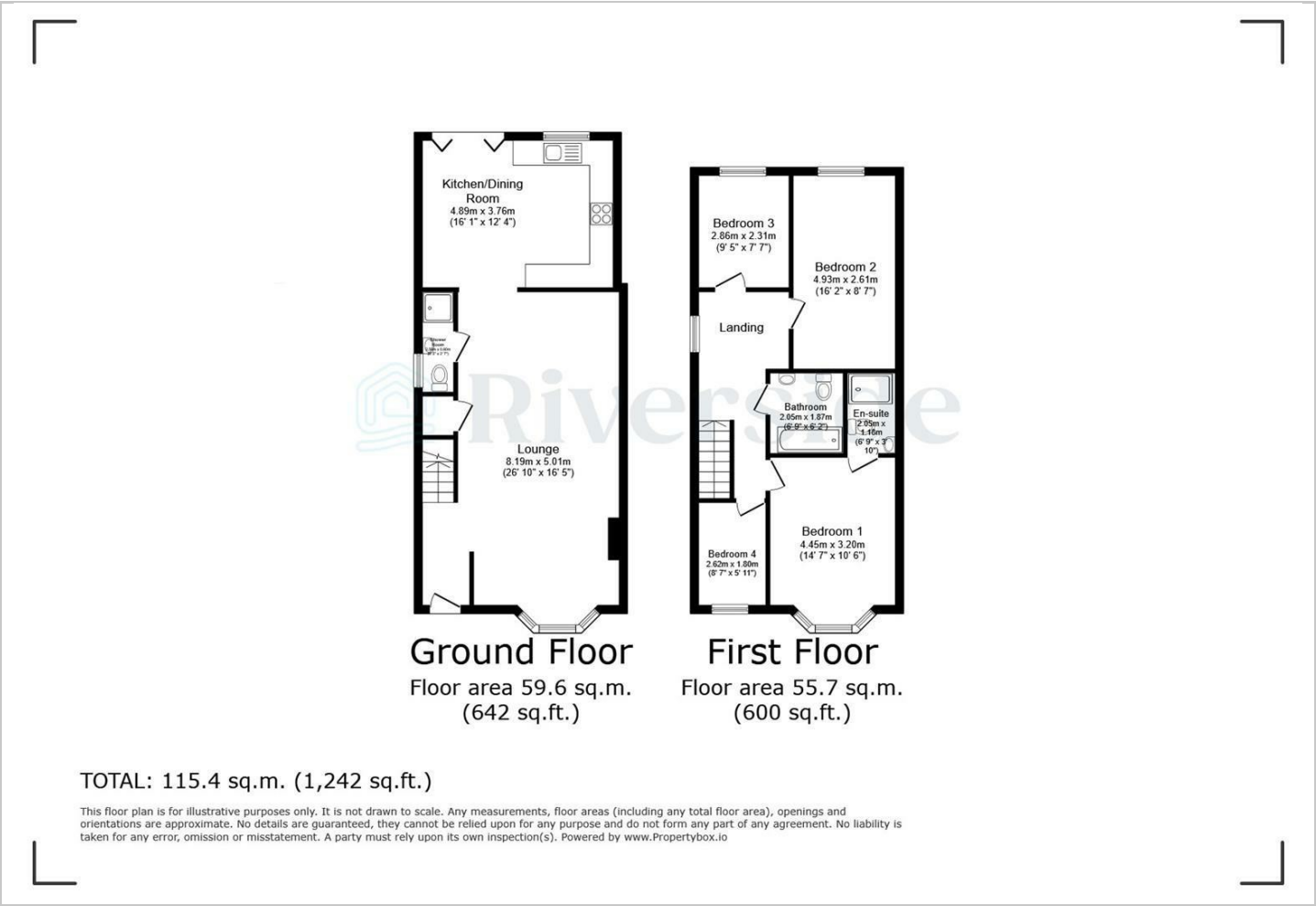
Hybrid Map



Terrain Map



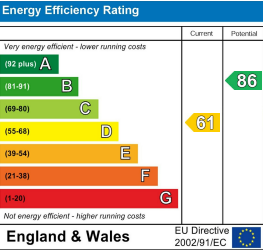
Floor Plan



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.