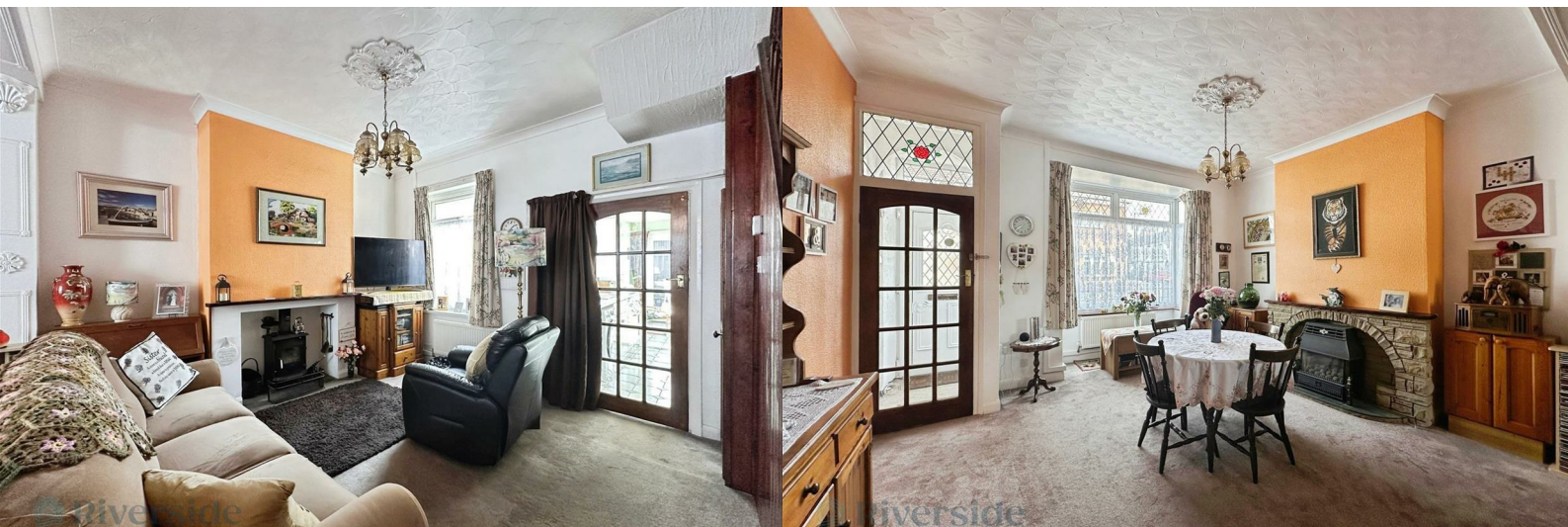




157 Alliance Avenue
Hull, HU3 6QY

Offers over £105,000



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, Hull, HU3 6QY

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Ground Floor

Entrance Porch

Entrance to the front via UPVC double glazed door.

Lounge/Dining Room

14'10" x 25'1" (4.54m x 7.66m)

A spacious through room with UPVC double glazed windows to the front and rear, feature gas fire to the front of the room and log burning stove to the rear, carpet flooring, two radiators, storage cupboard under the stairs and door leading to:

Kitchen

21'4" x 8'4" (6.51m x 2.56m)

Situated off the dining room is this spacious kitchen, fitted with a range of base and wall mounted units, complimenting laminate worktops, tiling to the splash back areas, inset stainless steel sink unit, inset four ring induction hob with extractor fan over, built in electric oven and space for all other appliances. With two UPVC double glazed windows, UPVC door to the side and french doors to the rear opening into the garden.

First Floor

Landing

A split level landing area with access to the bathroom at the lower level and the two double bedrooms from the upper level.

Bedroom One

14'10" x 12'4" (4.54m x 3.78m)

A generous double bedroom to the front with UPVC double glazed window, built in storage cupboards, carpet flooring and radiator.

Bedroom Two

9'5" x 12'4" (2.88m x 3.77m)

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

House Bathroom

9'11" x 8'7" (3.03m x 2.64m)

To the rear of the property and fitted with a four piece suite in white, comprising a panelled bath, enclosed shower cubicle, pedestal sink unit and low level WC. With tiling to the splash back areas, UPVC double glazed window and radiator.

Outside

Externally, to the front is a gated forecourt garden providing access to the front door. To the rear is a low maintenance enclosed yard area with patio area and gravel. A larger than average garage can be accessed via rear tenfoot which is gated both ends.

Council Tax

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.

Tel: 01482 322411



Road Map



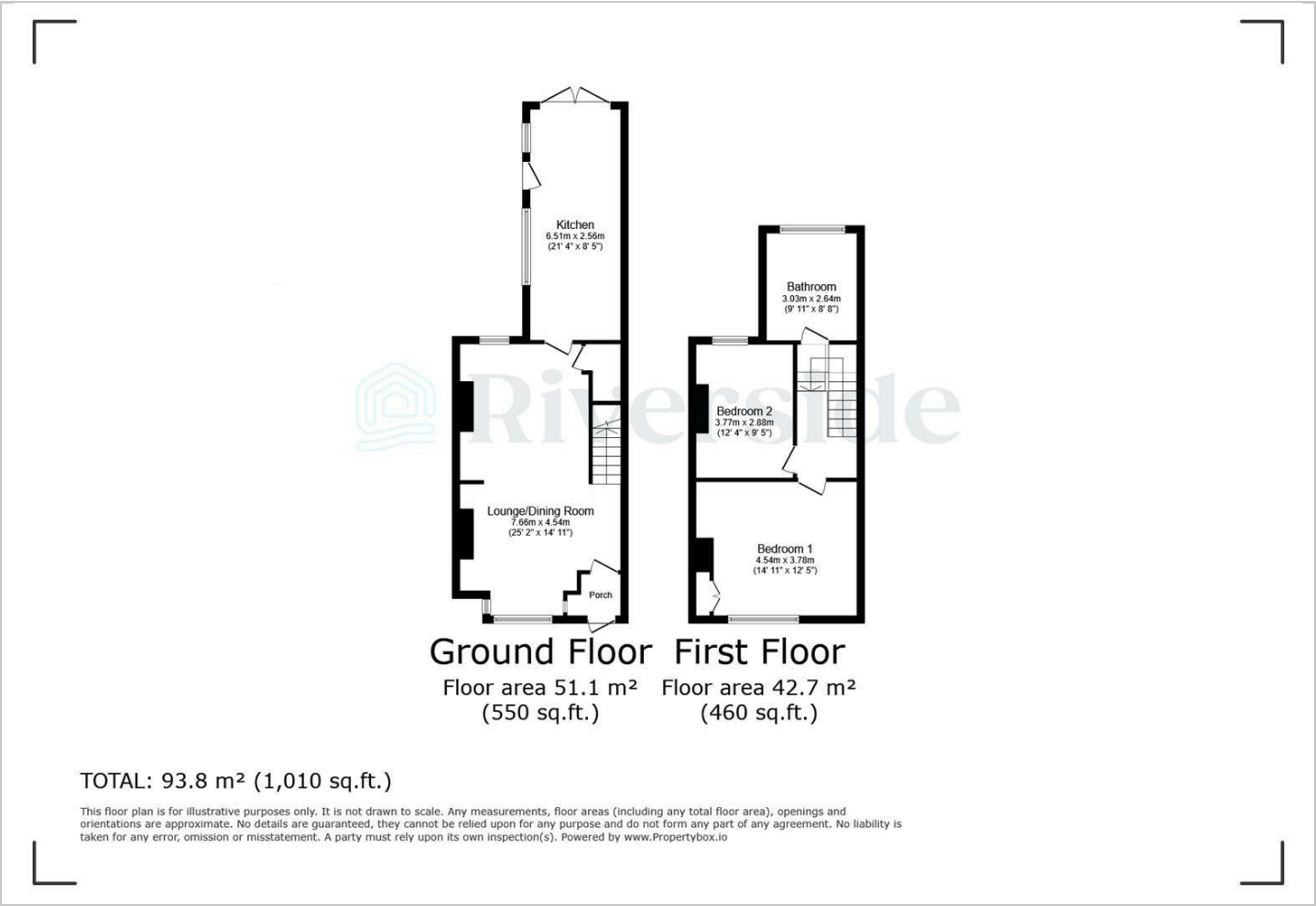
Hybrid Map



Terrain Map



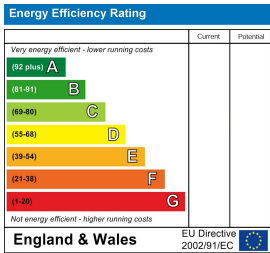
Floor Plan



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.