



2 Guildford Avenue

, Hull, HU8 0LB

£220,000



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Summary

Offered for sale with no onward chain is this well presented three bedroom extended semi-detached property, conveniently located on a quiet street off Gillshill Road and well placed for easy access to Malet Lambert School and various well regarded primary school.

Having been a loving family home for 24 years, this smart property is ready for its new family and offers neutral décor and ready to move into accommodation.

With gas central heating and UPVC double glazed windows throughout, the property briefly comprises; to the ground floor, entrance hallway, lounge to the front, open plan sitting room & dining kitchen, utility room and downstairs WC.

To the first floor, three well proportioned bedrooms with fitted wardrobes to the two doubles and well appointed house bathroom.

Outside, to the front is off street parking and to the rear us a generous garden with raised decking area for seating and detached single garage.

A perfect family home - early viewing highly recommended and can be arranged via our office!

Ground Floor

Entrance Hallway

A welcoming entrance into this lovely home via UPVC double glazed door, flanked with double glazed windows, fixed staircase to the first floor, under stairs storage and radiator.

Lounge

10'10" x 15'0" (3.32m x 4.59m)

A spacious room to the front with UPVC double glazed bay window, feature electric fireplace set within the chimney breast, carpet flooring and radiator.

Snug

12'4" x 10'7" (3.78m x 3.23m)

A second sitting room with feature electric fireplace set within chimney breast, radiator and opens up into:

Kitchen/Dining Room

13'7" x 16'11" (4.15m x 5.17m)

With UPVC double glazed French doors and window to the rear, kitchen fitted with a range of base and wall mounted units, laminated work tops, tiling to splashback areas, inset stainless steel sink unit, freestanding cooker with extractor over and space for fridge/freezer. Ample space for dining table and radiator.

W/C

With UPVC double glazed window to the side, low level WC.

Utility Room

6'4" x 8'7" (1.94m x 2.62m)

With UPVC double glazed window to the side, fitted with base units for storage with laminated work tops, tiling to splashback areas, inset stainless steel sink, wall mounted gas boiler and space for washing machine and additional appliance.

First Floor

Central Landing

With UPVC double glazed window to the side and access to all first floor rooms.

Tel: 01482 322411

Master Bedroom

10'10" x 15'0" (3.32m x 4.59m)

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

Bedroom Two

10'8" x 12'6" (3.26m x 3.83m)

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

Bedroom Three

5'10" x 7'11" (1.79m x 2.42m)

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

House Bathroom

6'0" x 8'2" (1.83m x 2.50m)

A well appointed family bathroom with a three-piece suite in white, comprising panelled bath with shower over, sink set within vanity unit with storage and low level WC with concealed cistern. Finished with tiling to the walls and chrome heated towel rail.

Outside

Externally, to the front and side is a driveway for off-street parking, leading to the garage with up and over door and side access door. The rear is an enclosed garden with raised decking area for seating, the rest laid to lawn and fencing to the boundaries.

Council Tax

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



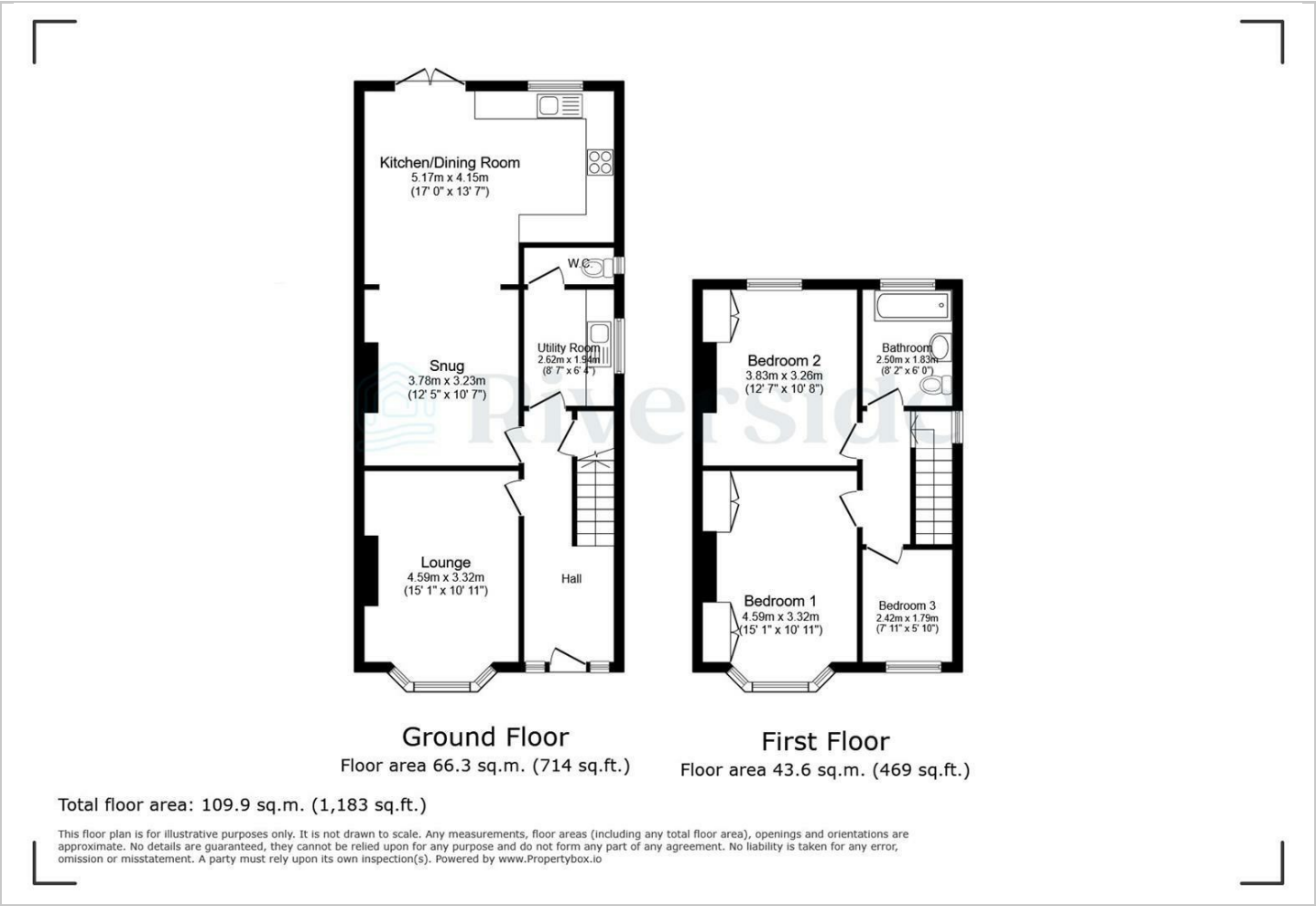
Hybrid Map



Terrain Map



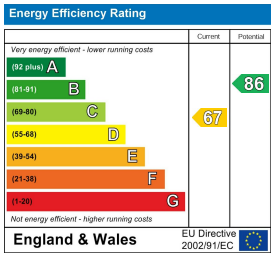
Floor Plan



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.