



**21 Appledore Close**  
Hull, HU9 1PZ

£199,950





# 21 Appledore Close

, Hull, HU9 1PZ

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## Summary

Offered for sale with NO ONWARD CHAIN is this beautifully presented semi detached property, located on the ever popular Victoria Dock, close to Hull City Centre and other amenities, including Victoria Dock Primary School, shop, pub and public transport links.

Situated at the end of the cul-de-sac, on a generous corner plot, the lovely home boasts three excellently proportioned bedrooms, modern kitchen, conservatory extension, pretty rear garden, ample parking and detached garage.

Ideal for families and first time buyers alike, the property benefits from gas central heating and UPVC double glazing throughout and briefly comprises; to the ground floor, entrance hallway, spacious lounge, dining room opening into the modern kitchen and conservatory to rear.

To the first floor is a central landing, three well proportioned bedrooms (All of which currently accommodate a double bed) and the house bathroom with three-piece suite.

Externally, the property has a low maintenance garden and driveway to the front for multiple vehicles and a large corner plot garden to rear, mainly laid to lawn with planted borders and patio area for seating, a secure shed for storage and the detached garage.

Early viewing highly recommended and can be arranged via our office!

## Ground Floor

### Entrance Hallway

Welcoming entrance to the front with UPVC double glazed window to the side, fixed staircase to the first floor and radiator.

### Lounge

14'8" x 11'8" (4.48m x 3.57m)

A spacious lounge to the front with UPVC double glazed window, feature fireplace, storage under the stairs, laminate flooring and radiator.

### Dining Room

10'0" x 7'1" (3.07m x 2.18m)

With laminate flooring and radiator, opening into both the kitchen and conservatory.

### Kitchen

10'0" x 7'4" (3.07m x 2.25m)

With UPVC double glazed window to the rear. Fitted with a modern range of base and wall mounted units, laminated worksurfaces, cladding to splashback areas, inset sink unit, inset hob with extractor over, built in oven and microwave.

### Conservatory

11'0" x 8'2" (3.36m x 2.50m)

With UPVC double glazed windows to all sides and UPVC French doors to the side, radiator and laminate flooring.

## First Floor

### Landing

A central landing, providing access to all first floor

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rooms, storage cupboard and UPVC double glazed window to the side.

### Bedroom One

12'9" x 8'5" (3.91m x 2.58m)

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

### Bedroom Two

11'10" x 6'9" (3.62m x 2.08m)

Second double bedroom, to the rear with UPVC double glazed window, fitted wardrobe, laminate flooring and radiator.

### Bedroom Three

8'6" x 7'8" (2.60m x 2.36m)

To the rear with UPVC double glazed window, laminate flooring and radiator.

### Bathroom

6'2" x 6'0" (1.89m x 1.85m)

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

### Outside

Externally, to the front is a low maintenance garden and driveway for off street parking, with double gates that can open to extend the driveway and access the garage. The rear is enclosed, laid to lawn with planted borders and a patio area for seating plus a secure shed for storage.

### Council Tax Band

We have been advised the property is council tax band C, 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.





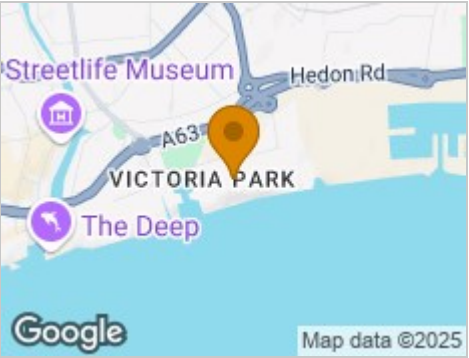
Road Map



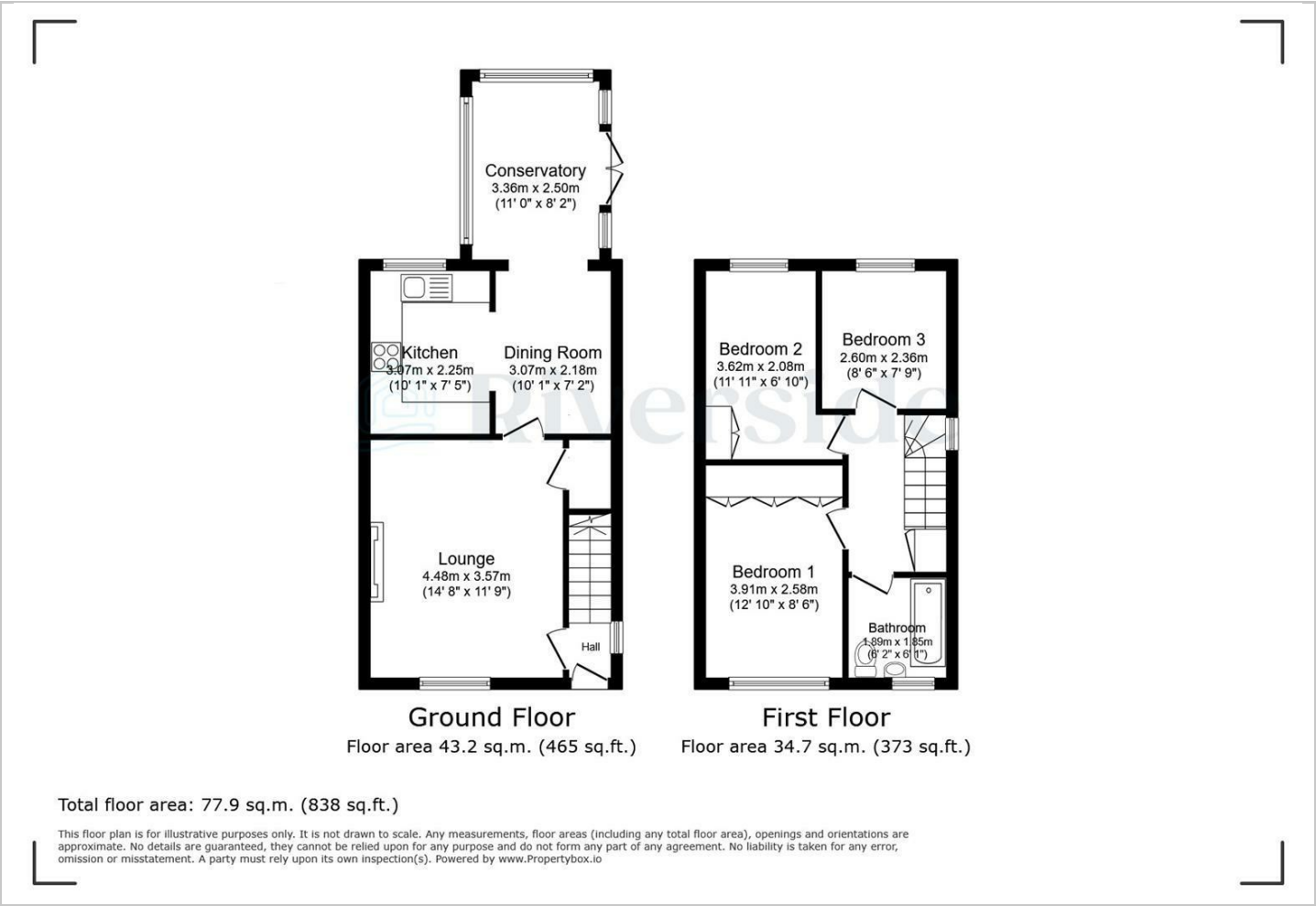
Hybrid Map



Terrain Map



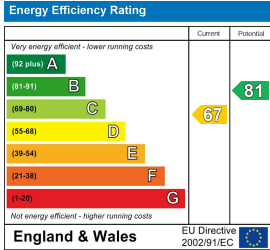
Floor Plan



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.