



256 Alliance Avenue

, Hull, HU3 6QZ

£120,000



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Ground Floor

Entrance Hallway

Welcoming entrance to the front via UPVC double glazed door, fixed stair case to the first floor and radiator.

Through Lounge/ Diner

A spacious room with UPVC double glazed bay window to the front, UPVC double glazed window to the rear, storage under the stairs, two radiators and decorative fireplace to the lounge area.

Kitchen

With UPVC double glazed window to the side. Modern kitchen fitted with a range of base and wall mounted units, laminated work surfaces and matching splash backs, inset stainless steel sink unit, inset four-ring gas hob, extractor above and built in oven below.

Lobby

With UPVC door to the side providing garden access.

House Bathroom

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

First Floor

Split Landing

Providing access to all first floor rooms and a staircase to the loft.

Bedroom One

Generous double bedroom to the front with UPVC double glazed window and radiator.

Bedroom Two

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

Bedroom Three

Another double bedroom to the rear with UPVC double glazed window to the rear.

Loft

Boarded out loft with roof window to the rear and radiator.

Outside

Externally, to the front is a forecourt garden with iron gate. To the rear is a low maintenance garden with concrete patio area for seating area for planting or to finish with grass and shed for storage.

Council Tax Band

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

ADDITIONAL INFORMATION

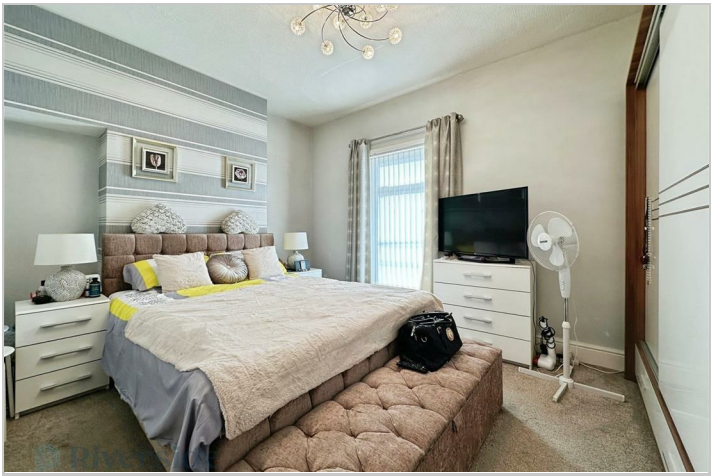
Tenure:

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.

Tel: 01482 322411



Road Map



Hybrid Map



Terrain Map



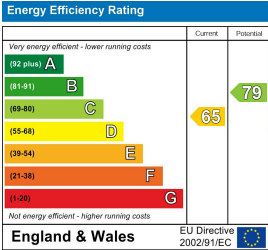
Floor Plan



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.