

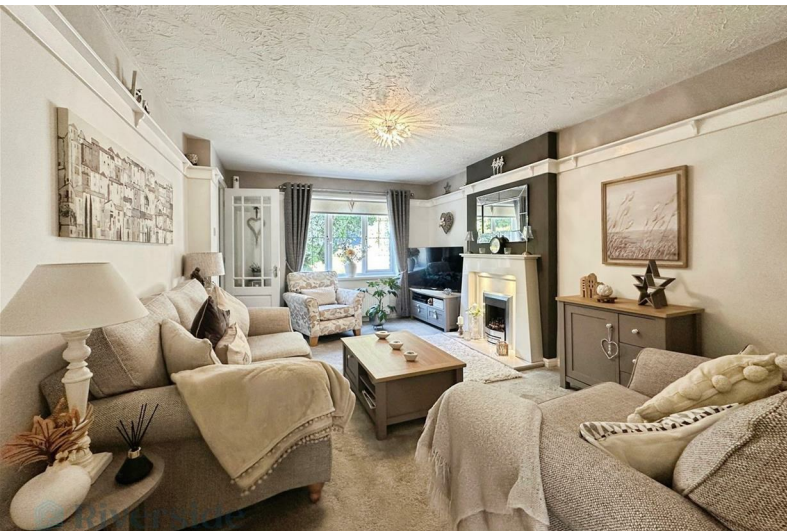


17 Tilia Close

, Hull, HU4 6UT

£195,000

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Ground Floor:

Entrance Hallway

Bright and welcoming, the entrance hall features a double-glazed front-facing window, a radiator, and staircase leading to the first floor.

Lounge

16'9" x 11'2" (5.12m x 3.41m)

A spacious living area complete with a feature fireplace, stone-effect surround, and gas fire. Includes a useful storage cupboard and a large double-glazed window to the front, allowing plenty of natural light.

Breakfast Kitchen

14'4" x 8'7" (4.38m x 2.64m)

Well-appointed with a range of wall and base units, complementary work surfaces, and a sink with drainer. Features include a gas hob, double electric oven, cooker hood, and integrated appliances including a dishwasher, washing machine, and fridge. The central heating boiler is neatly housed in a cupboard. There is a rear-facing double-glazed window, an internal picture window looking into the conservatory, and French-style doors opening directly onto the rear garden.

Conservatory

13'2" x 10'0" (4.02m x 3.05m)

A superb addition to the home with double-glazed windows to the side and rear, a side access door, and French-style doors leading out to the garden—perfect for enjoying the outdoor views year-round.

First Floor:

Landing

Provides access to the loft, includes an airing cupboard, and features a side-facing double-glazed window.

Bedroom One

14'3" x 8'0" (4.35m x 2.45m)

Generously sized main bedroom with fitted wardrobes, radiator, TV point, and a rear-facing double-glazed window.

Bedroom Two

12'0" x 7'9" (3.66m x 2.37m)

Second double bedroom with fitted wardrobes, radiator, TV point, and front-facing double-glazed window.

Bedroom Three

8'8" x 6'3" (2.65m x 1.92m)

Ideal as a child's room or home office, with a rear-facing double-glazed window and radiator.

Bathroom

6'7" x 6'3" (2.03m x 1.92m)

Modern bathroom suite comprising a panelled bath with overhead shower and glass screen, low-level WC, wash hand basin, spotlights, extractor fan, and chrome-effect heated towel rail. Finished with a front-facing double-glazed window.

Outside:

Front Garden

Low-maintenance gravelled garden with timber fencing. A private driveway offers off-street parking and leads to the garage via iron gates.

Tel: 01482 322411

Rear Garden

A pleasant and private outdoor space with paved patio, planted borders featuring mature trees and shrubs, secluded seating area and timber fencing for added privacy.

Garage

Complete with power and lighting, up-and-over front door, and a convenient side access door.

Council Tax Band

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

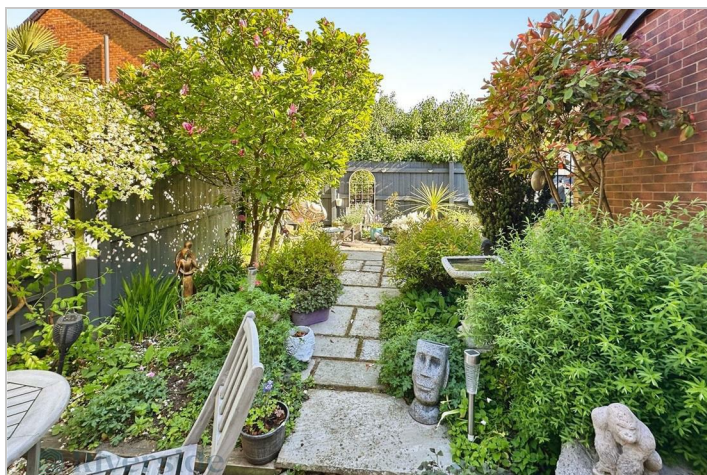
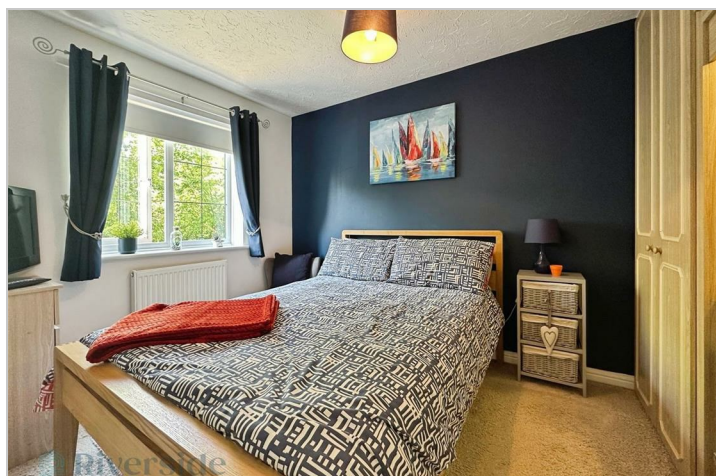
ADDITIONAL INFORMATION

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



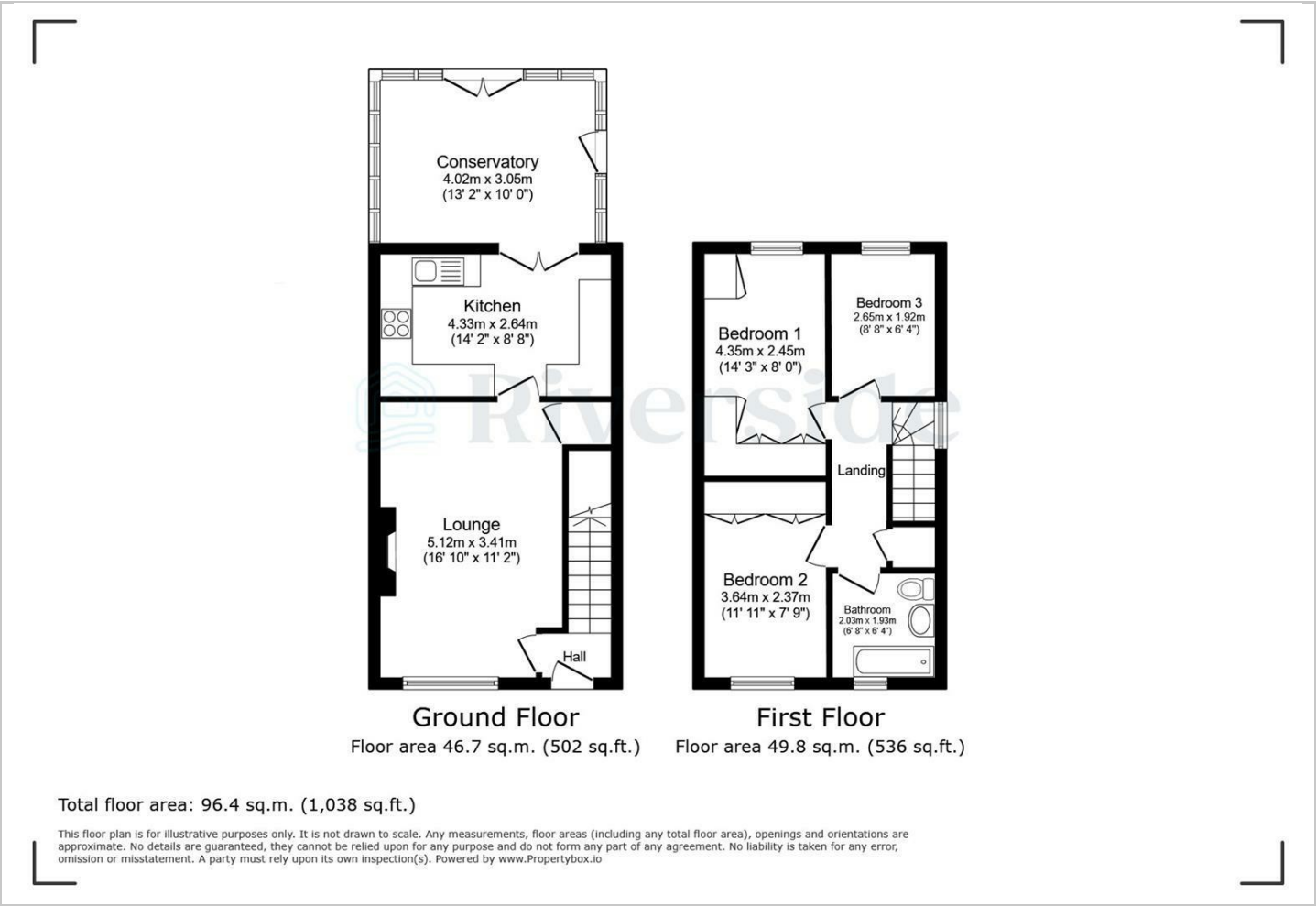
Hybrid Map



Terrain Map



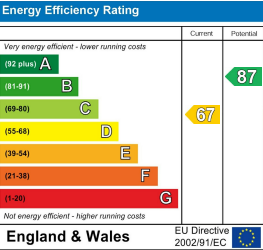
Floor Plan



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.