



42 Melrose Street  
, Kingston Upon Hull, HU3 6ES

£99,950





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## Ground Floor:

### Entrance Hallway

A full length hallway, accessed via UPVC double glazed door to the front, with fixed staircase to the first floor level, under stairs store cupboard and radiator.

### Lounge

11'5" x 10'7" (3.49m x 3.24m)

With UPVC double glazed bay window to the front, gas fire place, radiator and carpet flooring.

### Dining Room

11'5" x 10'7" (3.48m x 3.23m)

With UPVC double glazed window to the rear, carpet flooring and radiator.

### Dining Kitchen

18'2" x 9'10" (5.55m x 3.01m)

Fitted with a range of base and wall mounted units, laminated work surfaces and tiling to splashback areas, inset stainless steel sink unit and space for freestanding appliances. With two UPVC double glazed windows to the side and UPVC door to the rear, vinyl flooring to the kitchen area and carpet to dining area, gas fireplace and radiator.

### Utility/ Store

13'3" x 10'8" (4.06m x 3.27m)

With UPVC double glazed windows to the rear and side and UPVC double glazed door to the side, providing garden access.

## First Floor

### Landing

## Master Bedroom

18'6" x 11'5" (5.65m x 3.49m)

A very generous double bedroom to the front, with two UPVC double glazed windows to the front, fitted storage cupboard, carpet flooring and radiator.

## Bedroom Two

12'5" x 11'5" (3.80m x 3.49m)

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

## Bedroom Three

9'10" x 7'9" (3.02m x 2.38m)

Third bedroom which can also accommodate a double bed, with UPVC double glazed window, carpet flooring and radiator.

## Bathroom

9'8" x 5'4" (2.95m x 1.65m)

With two UPVC double glazed windows to the side. Fitted with a modern three-piece suite in white, comprising enclosed shower cubicle, sink with vanity unit for storage and low level WC. With part tiled walls and radiator.

## Outside

Externally, to the front is a forecourt garden with wall and gate to the front boundary and the rear is an enclosed garden with storage shed and greenhouse.

## Council Tax Band

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

## ADDITIONAL INFORMATION

Tel: 01482 322411

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.



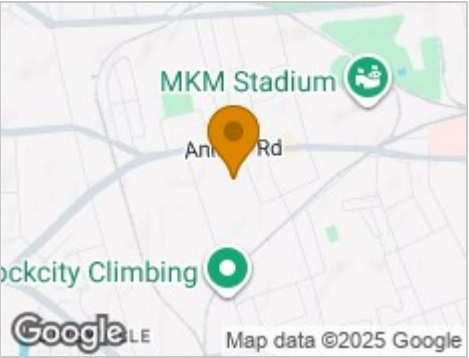
Road Map



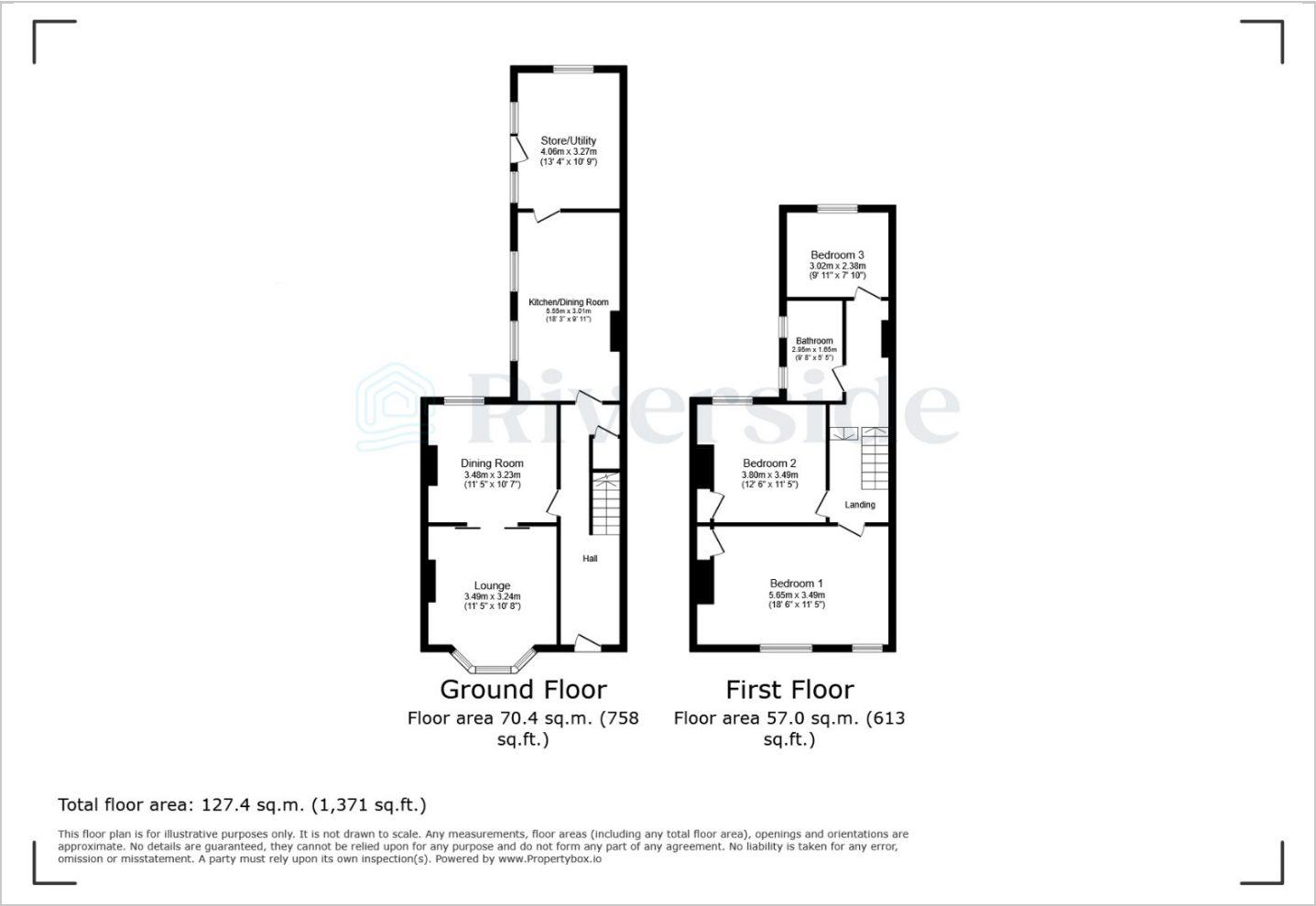
Hybrid Map



Terrain Map



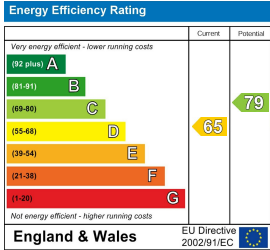
Floor Plan



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.