



**200 Bristol Road**  
Hull, HU5 5XP

Offers in the region of £140,000





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## Ground Floor

### Entrance Hallway

Welcoming entrance with UPVC double glazed door and window to the front elevation, laminate flooring, radiator, and carpeted stairs leading to the first floor.

### Living/Dining Room

13'10" x 20'3" (4.23m x 6.19m)

A bright and spacious dual-aspect living area with UPVC double glazed windows to the front and side elevations, laminate flooring, two radiators, a gas fire with feature surround, and an understairs cupboard housing the boiler.

### Breakfast Kitchen

13'1" x 9'4" (4.00m x 2.85m)

A modern and well-equipped kitchen with UPVC double glazed window and door to the rear garden. Featuring a range of fitted wall and base units with laminate wood-effect worktops, composite sink and drainer, breakfast bar, Bosch electric oven and gas hob with extractor, space for washing machine and tall fridge/freezer. Finished with lino flooring and a radiator.

## First Floor

### Central Landing

With access to all first floor rooms and storage cupboard above the stairs.

### Bedroom One

14'0" x 10'1" (4.28m x 3.08m)

A spacious principal bedroom with three UPVC

double glazed windows to the front, fitted wardrobes, built-in desk/dressing table with fixed wall mirror, radiator, and carpet flooring.

### Bedroom Two

9'10" x 8'3" (3.00m x 2.52m)

A well-sized second bedroom that can accommodate a double bed, with a UPVC double glazed window to the rear, carpet flooring, and radiator.

### House Bathroom

5'6" x 5'6" (1.70m x 1.70m)

Modern three-piece suite comprising panelled bath with thermostatic shower over, WC, and pedestal wash hand basin. Fully tiled walls, UPVC double glazed window to the rear, radiator, sliding door, and fixed wall mirror.

### Outside

Externally, to the front is a gravelled driveway that can fit two cars, a path to the side leads to a gate and access to the rear. The rear garden is private and enclosed, mostly laid to lawn with a patio area for seating.

### Garage

18'2" x 10'4" (5.54m x 3.15m)

Great for storage or additional parking. With up and over door accessed via the ten foot at the rear, and side door into the garden.

### Council Tax

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

## ADDITIONAL INFORMATION

Tel: 01482 322411

**Tenure:**

Leasehold - 999 years from 24 June 1938 less the last 21 days thereof

**Service Charge:**

£0

**Ground Rent:**

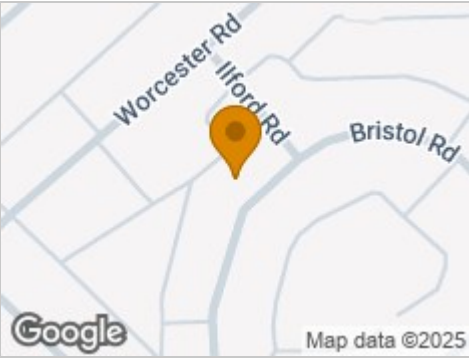
£5 Per Annum

**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



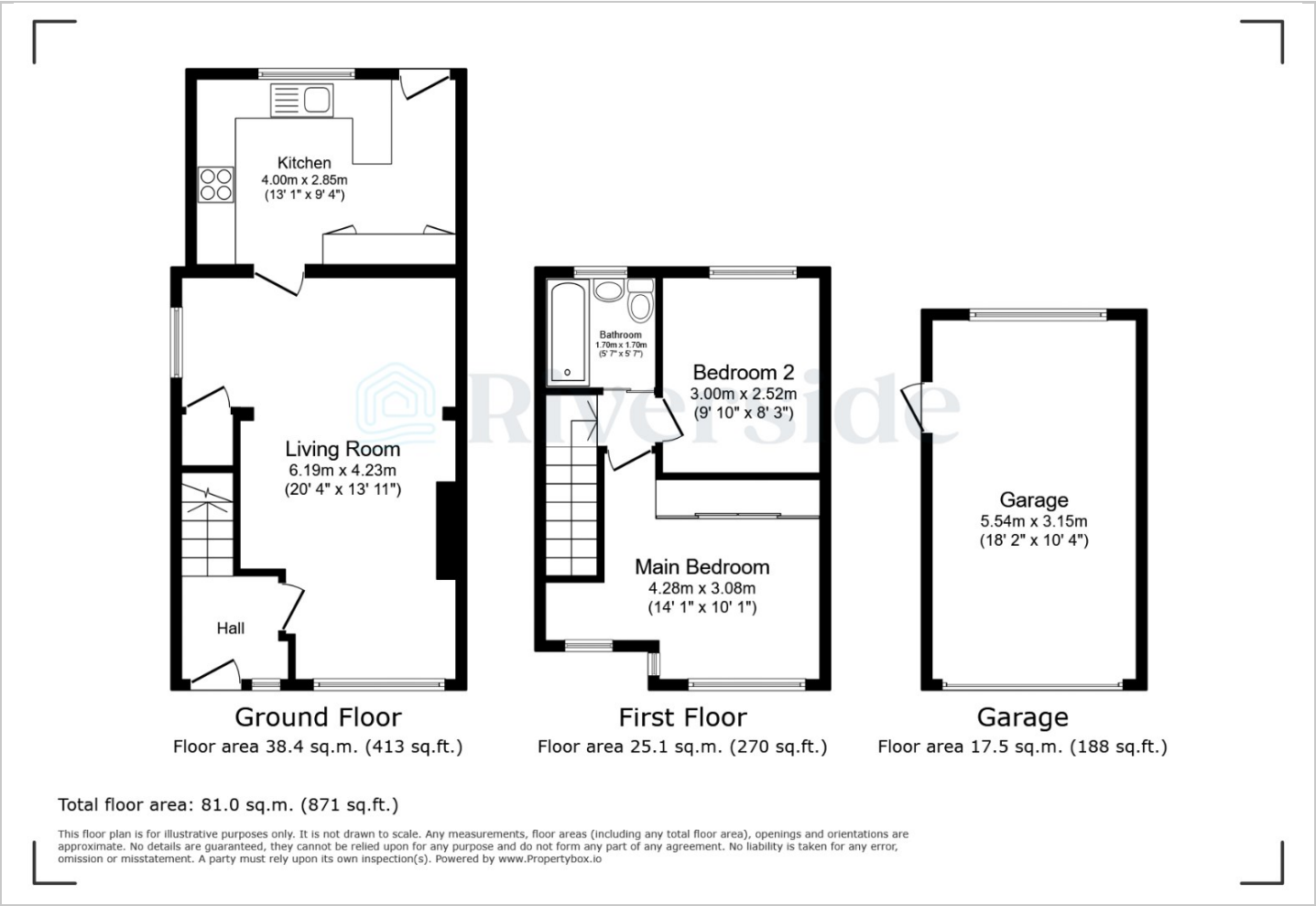
Hybrid Map



Terrain Map



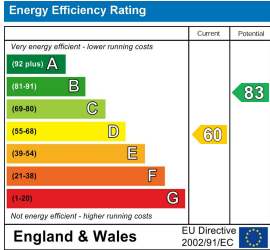
Floor Plan



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.