



23 Callow Hill Drive

, Bransholme, HU7 4ZL

Offers over £170,000



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Ground Floor:

Entrance Hallway

Welcoming entrance hall accessed to the front via composite glazed door, with attractive laminate flooring, a radiator, and staircase leading to the first floor.

Cloakroom/ WC

With UPVC double glazed window to the front, fitted with a low-level WC and wash hand basin, complete with radiator.

Lounge

14'10" x 12'9" (4.54m x 3.90m)

A bright and comfortable living space featuring a UPVC double glazed window to the front, wall mounted electric fireplace, carpet flooring and central heating radiator.

Dining Kitchen

16'2" x 9'3" (4.94m x 2.83m)

Modern and well-equipped with a range of contemporary base and wall units, rolled edge laminate worktops, tiling to splashback areas and an inset stainless steel one-and-a-half bowl sink with mixer tap. Includes integrated electric oven, four-ring hob and extractor hood built over. With tiled flooring, with a rear UPVC double glazed window and French doors open out into the garden and central heating radiator.

First Floor:

Central Landing

With UPVC double glazed window to the side and

access to three well-proportioned bedrooms and the house bathroom.

Master Bedroom

10'0" x 10'4" (3.05m x 3.15m)

A double bedroom with UPVC double glazed window to the rear, carpet flooring and central heating radiator.

En-suite Shower Room

7'2" x 3'5" (2.20m x 1.06m)

Fitted with a three-piece suite; comprising enclosed shower cubicle, pedestal sink and low level WC. With tiling to splashback areas and central heating radiator.

Bedroom Two

10'2" x 8'10" (3.11m x 2.71m)

A second double bedroom with UPVC double glazed window to the front aspect, laminate flooring, radiator, and ceiling spotlights.

Bedroom Three

7'1" x 7'0" (2.18m x 2.14m)

A versatile third bedroom, with front-facing UPVC double glazed window, laminate flooring, and radiator.

House Bathroom

5'11" x 5'6" (1.82m x 1.68m)

Fitted with a modern, white three-piece suite comprising panelled bath, wash hand basin, and low-level WC. Partially tiled walls, radiator and UPVC double glazed window.

Tel: 01482 322411

Outside

The front garden is laid to lawn in an open-plan style and driveway for two cars to the side. The rear garden is mainly laid to lawn with well-stocked raised flower beds, an ornamental pond, patio area and plenty of space to enjoy outdoor living.

Garage

A brick built garage with up and over door to the front and complete with lighting and power.

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



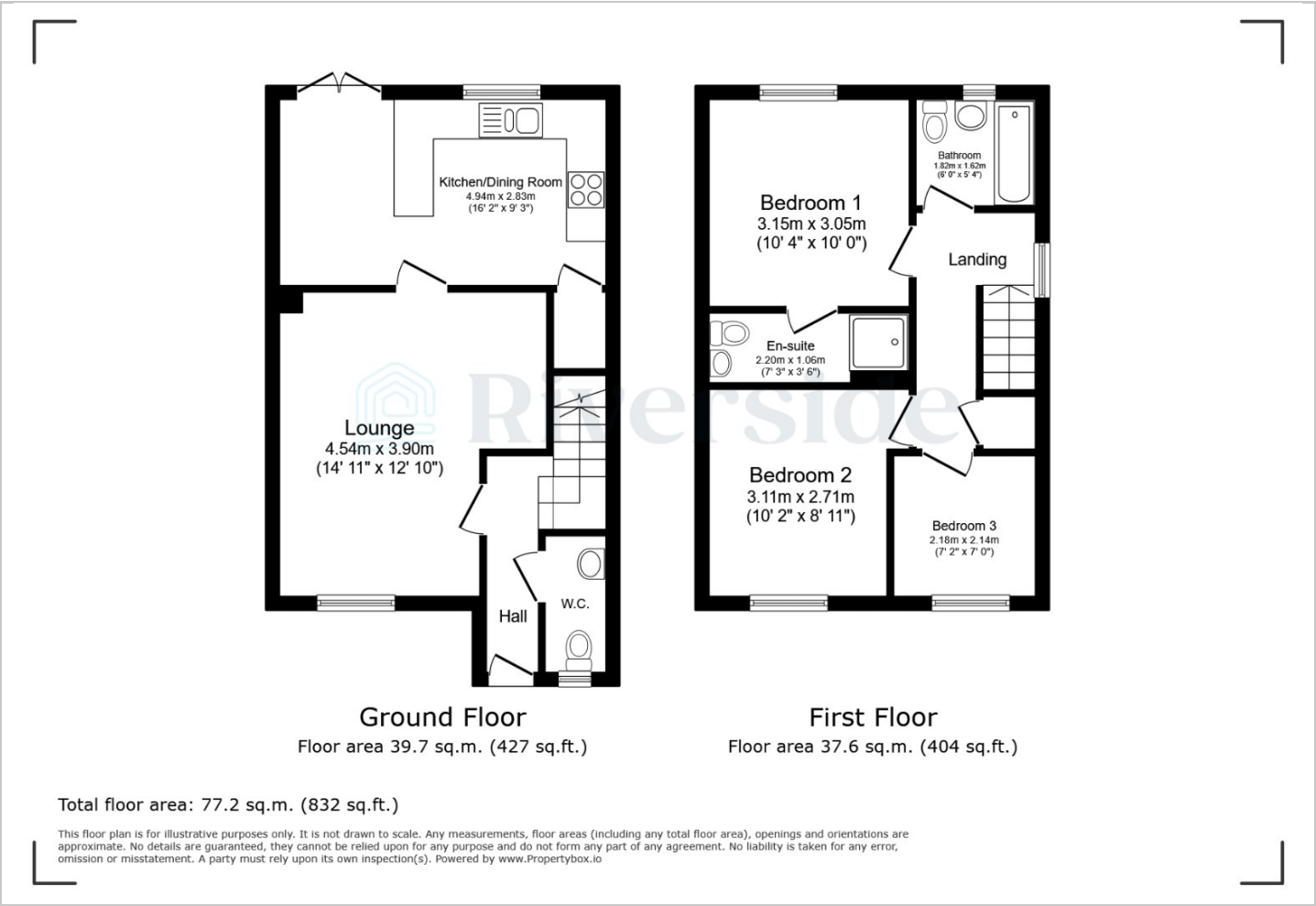
Hybrid Map



Terrain Map



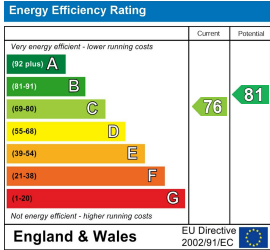
Floor Plan



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.