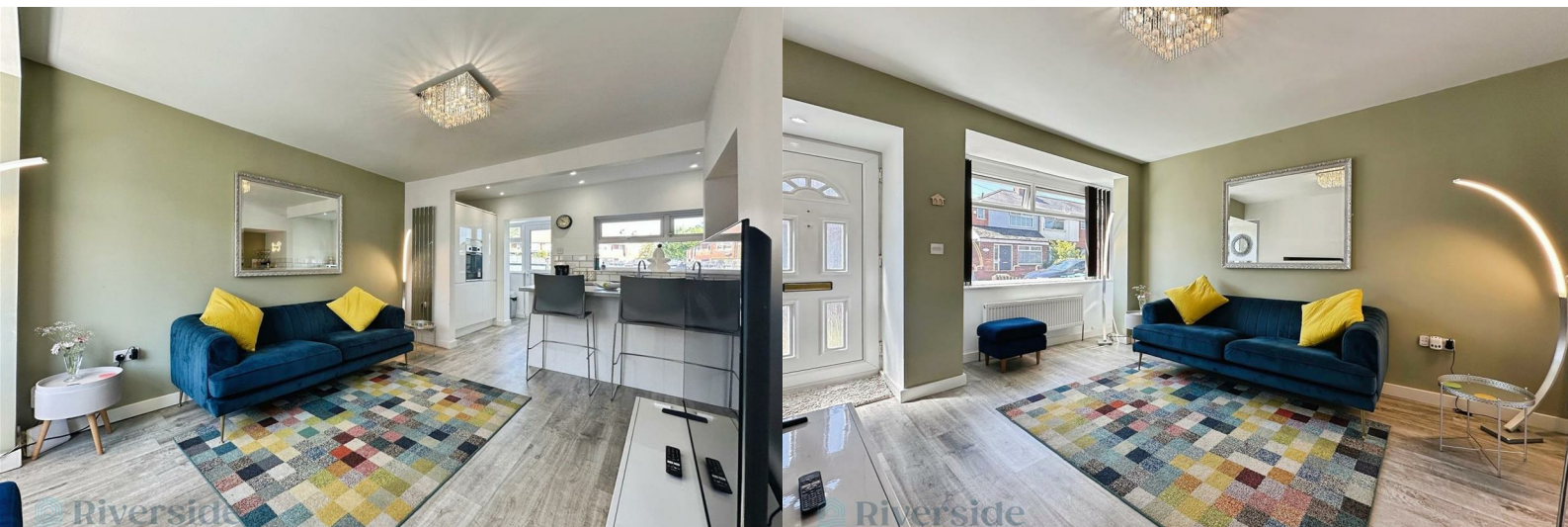




82 Louis Drive

, Hull, HU5 5PA

Offers over £120,000





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, Hull, HU5 5PA

Offers over £120,000



## Ground Floor

### Entrance Hallway

A welcoming entrance into this stunning property, accessed via UPVC double glazed door to the front and a fixed staircase to the first floor level. Opening into:

### Lounge Area

11'2" x 14'11" (3.41m x 4.55m)

With UPVC double glazed window to the front, laminate flooring throughout, storage in under stairs cupboard and designer radiators.

### Kitchen Area

6'0" x 14'1" (1.84m x 4.31m)

A contemporary range of base and tall units in a white high gloss and handleless finish, complimenting laminate worksurfaces and breakfast bar. With inset stainless steel sink unit, inset five-ring gas hob and electric oven. With under counter space for free standing fridge, freezer and plumbing for dishwasher and UPVC double glazed window to the rear.

### Utility Area

2'11" x 6'5" (0.91m x 1.97m)

With UPVC double glazed windows to side and rear and UPVC double glazed door to the garden. With matching surfaces to the kitchen and plumbing for washing machine.

## First Floor

### Central Landing

## Bedroom One

19'5" x 11'2" (5.94m x 3.41m)

Formally two bedrooms, this room has been merged to create a really generous double bedroom with desk space for home working and dressing area for wardrobes etc. With two UPVC double glazed windows to the front and one to the rear plus two radiators.

## Shower Room

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

A modern three-pieces suite with walk in shower cubicle, sink set within vanity unit with storage and a low level WC. UPVC double glazed window to the rear.

## Externally

Outside to the front is a gravelled garden with wall to front border. The rear is a generous size with lawn area and the rest is ideal for outdoor seating. To the end of the garden is hardstanding for parking with double gates opening to the ten foot beyond.

## Council Tax Band

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

## ADDITIONAL INFORMATION

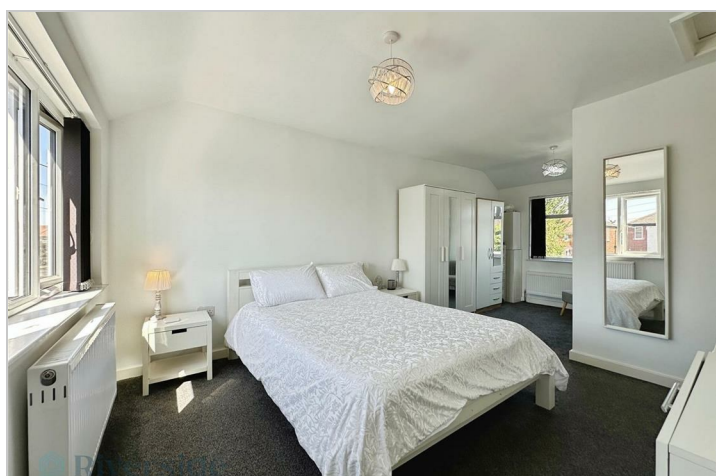
Tenure:

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.



Road Map



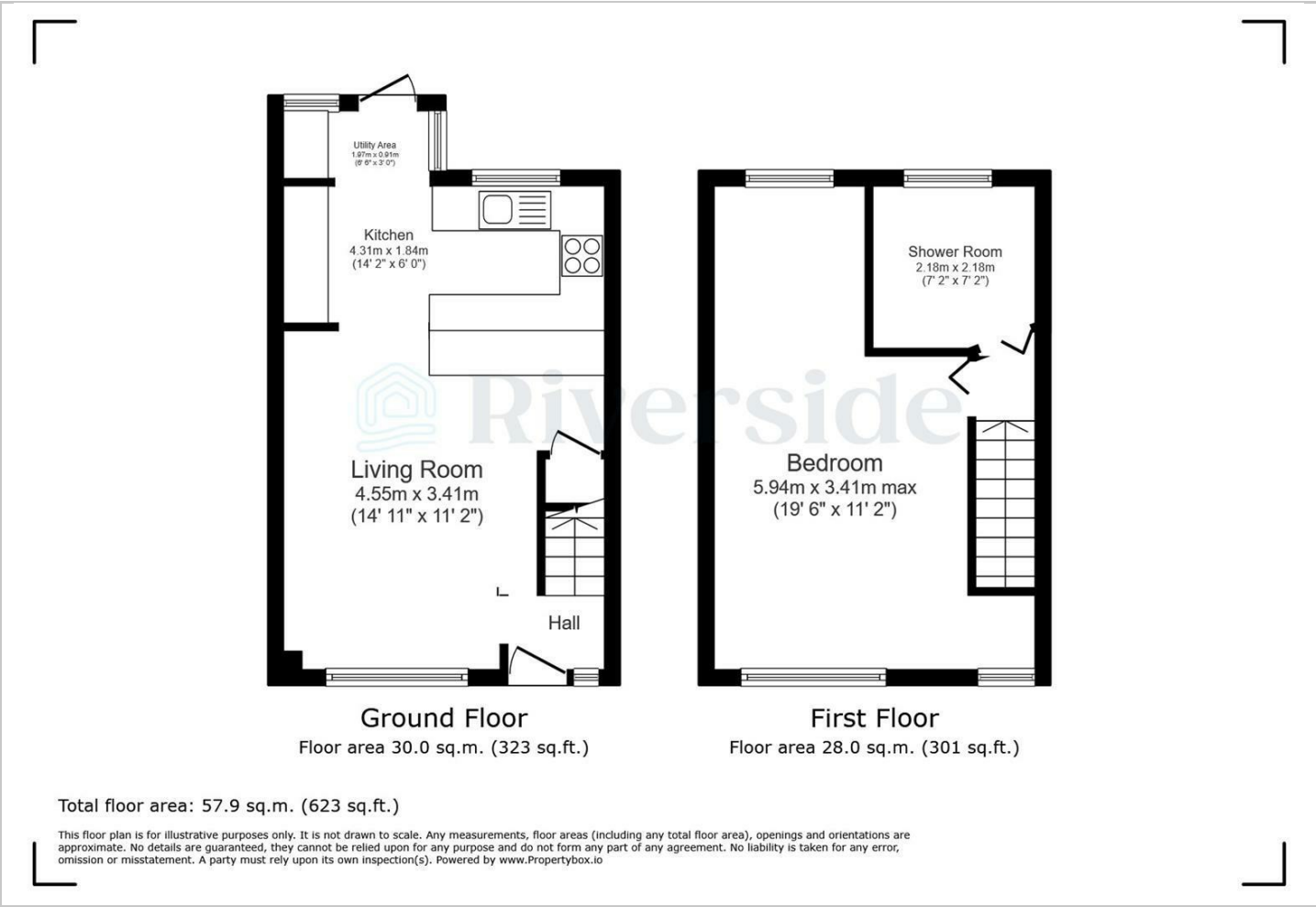
Hybrid Map



Terrain Map



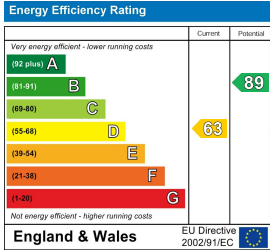
Floor Plan



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.