



143 Wawne Road

Kingswood, Hull, HU7 3PB

£245,000



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Ground Floor

Entrance Hallway

A welcoming entrance to the front with a fixed staircase to the first floor, cupboard for storage and radiator.

WC

With a low level WC and hand wash basin, with tiling to the splashback and radiator.

Kitchen Diner

16'10" x 16'3" (5.15m x 4.97m)

Completing the ground floor is this generous family space, with base and wall mounted units along two sides, laminated worktops and tiling to the splashback areas, inset sink, inset hob with extractor over and built in oven below, inset fridge/freezer, washing machine and dishwasher, ample space for a large family dining table, UPVC French doors to the garden and a radiator.

First Floor

Central Landing

Providing access to a generous double bedroom and the bright lounge and a fixed staircase to the second floor.

Living Room

16'10" x 14'5" (5.15m x 4.41m)

A spacious and light filled room with two UPVC double glazed windows to the front, carpet flooring and radiator.

Bedroom One

16'10" x 11'6" (5.15m x 3.53m)

Currently used as the master bedroom, this generous room has two UPVC double glazed to the rear, fitted wardrobes for storage, carpet flooring and radiator.

En Suite

9'4" x 4'10" (2.86m x 1.48m)

With a three piece suite in white, comprising enclosed shower cubicle, pedestal sink, low level WC and chrome heated towel radiator.

Second Floor

Bedroom Two

16'10" x 9'5" (5.15m x 2.89m)

A further generous double bedroom with two UPVC double glazed windows to the front, carpet flooring and radiator.

En Suite

9'4" x 4'6" (2.86m x 1.39m)

With a three piece suite in white, comprising enclosed shower cubicle, pedestal sink, low level WC and chrome heated towel radiator.

Bedroom Three

11'2" x 9'4" (3.42m x 2.86m)

A further double bedroom with UPVC double glazed window to the front, carpet flooring and radiator.

Bedroom Four

7'9" x 7'9" (2.38m x 2.37m)

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

Bathroom

9'4" x 5'6" (2.86m x 1.70m)

Family bathroom, fitted with a three-piece suite in white, comprising panelled bath with thermostatic shower over, pedestal sink unit and low level WC. With tiling to splashback areas and chrome heated towel radiator.

Externally

Outside to the front is a driveway for two cars, and gated path to the side leads to the rear garden. The rear is enclosed and mainly laid to lawn.

Garage

19'5" x 9'6" (5.94m x 2.92m)

With up and over door to the front, lighting and power.

Council Tax Band

We have been advised the property is council tax band D, 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



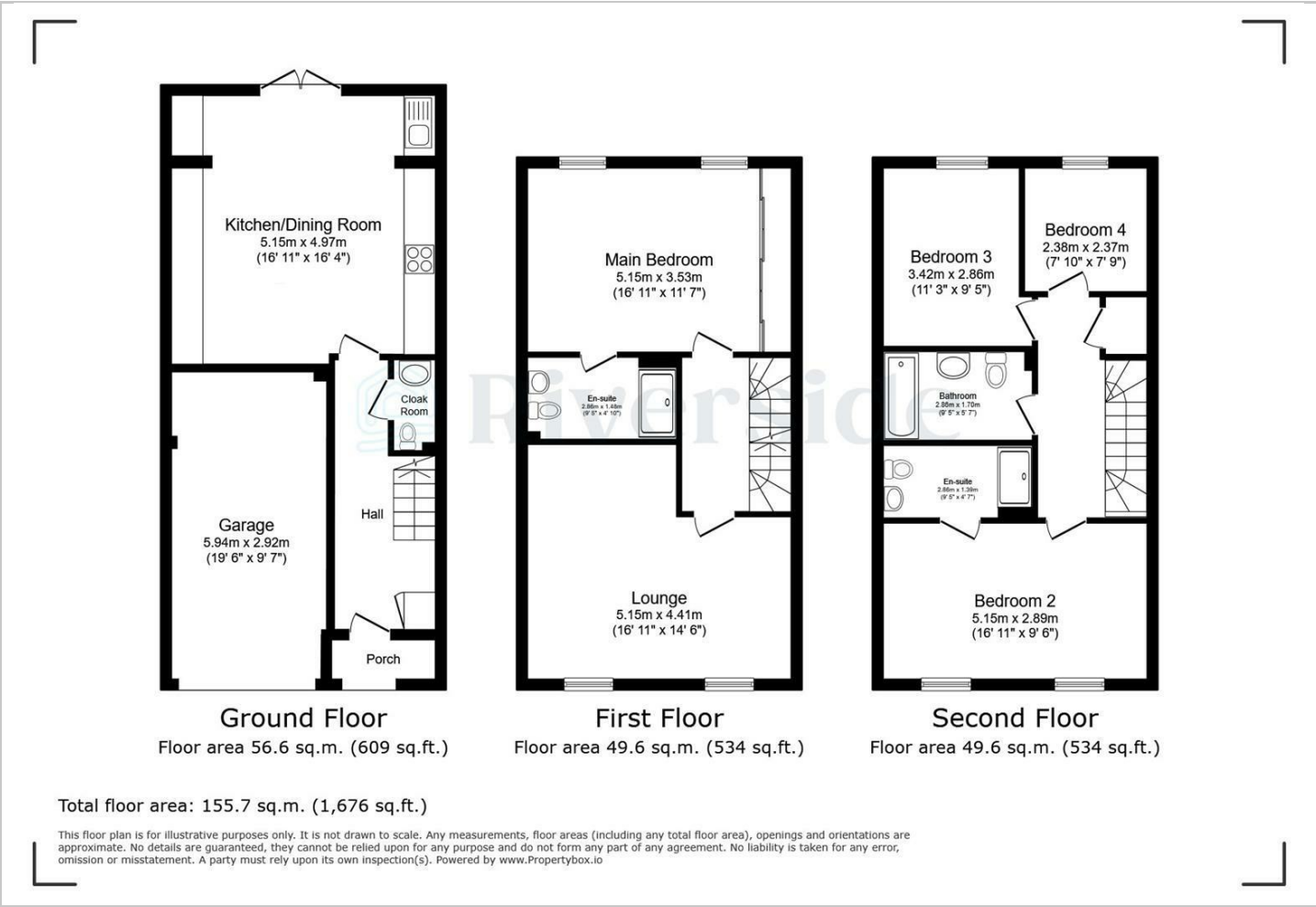
Hybrid Map



Terrain Map



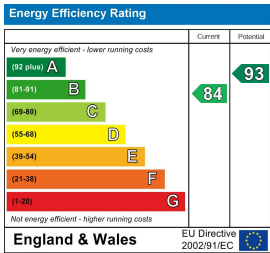
Floor Plan



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.