



4 Victoria Parade, Hedon Road  
, Hull, HU9 1RE

Offers over £100,000





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## Summary

INVITING OFFERS BETWEEN £100,000 & £110,000.

Offered for sale with NO ONWARD CHAIN is this recently refurbished, two bedroom end terrace property which is tucked away and located just off Hedon Road - an excellent location for easy access into Hull City Centre and beyond.

Featuring an open plan ground floor with plenty of space to create and separate living & dining area, opening into the newly fitted Howdens kitchen and garden space front and rear.

Benefitting from gas central heating and UPVC double glazing, the property briefly comprises; to the ground floor, entrance hallway, living area, dining area and modern kitchen, all open plan. The first floor has two bedrooms and the house bathroom with a three-piece white suite. Externally, the property features front and rear gardens.

Ideally suited to first time buyers and investors alike. Early viewing recommended and can be arranged via office.

## Ground Floor

### Entrance Hallway

Entrance to the front via UPVC double glazed door, with fixed staircase to first floor level, carpet floor and radiator. Door opening into:

### Lounge

9'1" x 13'9" (2.79m x 4.20m)

With UPVC double glazed window to the front, carpet flooring and radiator. Opening up into:

### Dining Room

10'1" x 13'5" (3.08m x 4.10m)

Flowing on from the living area, with carpet flooring, radiator and under stairs storage cupboard. Opening into:

### Kitchen

11'1" x 8'9" (3.38m x 2.67m)

Newly fitted Howdens kitchen with range of base and wall mounted units, laminated work surfaces, tiling to splashback areas, inset stainless steel sink unit, inset four ring gas hob with extractor built over, built in electric oven and cupboard housing boiler. With UPVC double glazed sliding doors to the rear and lino flooring.

## First Floor

### Central Landing

Providing access to all first floor rooms.

### Bedroom One

14'5" x 12'10" (4.41m x 3.92m)

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

### Bedroom Two

6'9" x 11'2" (2.06m x 3.42m)

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

Tel: 01482 322411

## Bathroom

6'3" x 8'3" (1.93m x 2.53m)

With UPVC double glazed window to the rear. Fitted with a three-piece suite in white, comprising panelled bath with shower over, sink set within vanity unit with storage and low level WC. With fully tiled walls, tiled flooring and radiator.

## Externally

Externally, the property is end of terrace and benefits from a front garden and an enclosed rear garden.

## 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



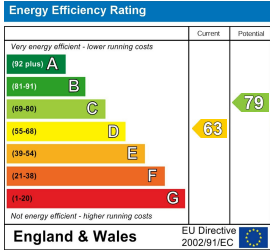
Floor Plan



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.