



198 Wymersley Road

, Hull, HU5 5LN

Offers in the region of £165,000



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Ground Floor:

Entrance Hallway

A welcoming entrance into the property via UPVC double glazed door to the front, with fixed staircase to the first floor, two understairs storage cupboards and radiator. Opening into:

Kitchen/ Breakfast Room

19'7" x 7'10" (5.98m x 2.41m)

With a UPVC double glazed window to the side and rear plus UPVC door to the rear garden. Kitchen fitted with a range of base and wall mounted units, laminated work surfaces plus matching upstands, inset stainless steel sink unit, inset four ring gas hob with extractor over and a built in electric oven. With laminate flooring, radiator and space for a table.

Lounge/ Dining Room

23'10" x 10'7" (7.28m x 3.24m)

With UPVC double glazed windows to the front and rear, wall mounted gas fire, carpet flooring and radiator.

First Floor:

Central Landing

Central landing with access to all first floor rooms and airing cupboard.

Master Bedroom

12'8" x 9'3" (3.87m x 2.84m)

A generous double bedroom to the front with UPVC double glazed window, fitted wardrobes for storage, carpet flooring and radiator.

Bedroom Two

11'0" x 10'2" (3.36m x 3.12m)

Another double bedroom to the rear, with UPVC double glazed window, fitted wardrobes for storage, laminate flooring and radiator.

Bedroom Three

6'11" x 9'5" (2.11m x 2.88m)

Third bedroom with UPVC double glazed window to the front, fitted wardrobes, laminate flooring and radiator.

House Bathroom

6'1" x 5'5" (1.87m x 1.67m)

A modern bathroom with a three piece suite in white, comprising panelled bath with thermostatic shower over, sink set within vanity unit comprising storage and low flush WC with concealed cistern. With UPVC double glazed window to rear, fully tiled walls and heated towel rail.

Externally

Outside, to the front is a gravelled driveway providing off street parking and to the rear is a landscaped garden with patio area for seating, lawn area and summerhouse with lighting and power, currently used as a bar and separate door accessing and storage shed, also with power and lighting. At the bottom of the garden is gated access to the 10 foot beyond.

Council Tax Band

The property is council tax band B, payable to Hull City Council.

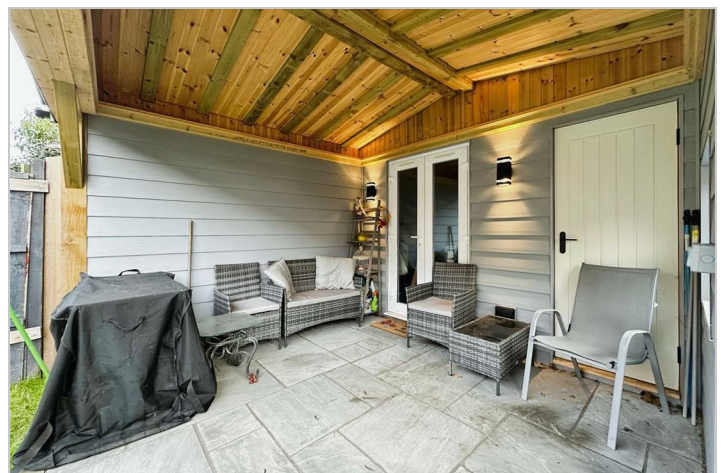
ADDITIONAL INFORMATION

Tel: 01482 322411

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



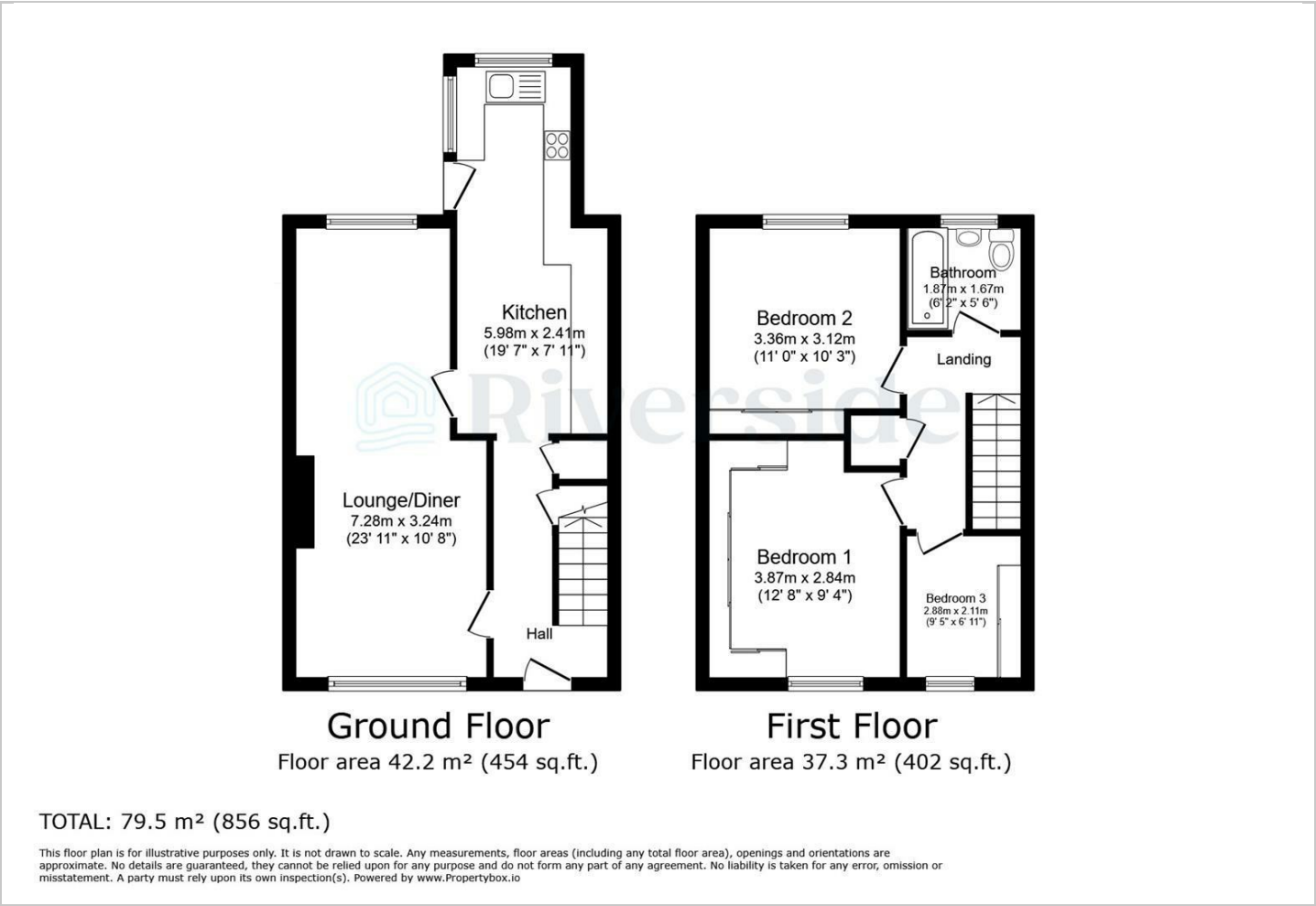
Hybrid Map



Terrain Map



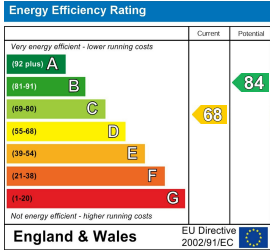
Floor Plan



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.