



## 9 Keswick Gardens

Hull

HU6 8TD

### Cash Offers Around £100,000

Offered with NO CHAIN INVOLVED, this 3 Bedroom end terraced house requires modernisation and updating but has huge potential to make a great family home. The property which does benefit from uPVC double glazing, briefly comprises the following:- Entrance Hall, 2 Reception Rooms, Kitchen, Lobby leading to WC (off) and on the first floor, 3 Bedrooms and bathroom/WC. Outside enjoys a large rear garden together with rear vehicular access. Situated in this convenient and popular area.



## Property Features

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- End Terraced House
- Large Long Rear Garden
- 3 Bedrooms
- Rear Vehicular Access
- 2 Reception Rooms
- Requires Modernisation and Refurbishment
- uPVC Double Glazing
- No Chain Involved

## Full Description

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### LOCATION

Keswick Gardens runs between Endike Lane and Inglemire Lane with good access just a short distance away from Cottingham which has a wide range of amenities including shops and railway station. Also handily located for schools and public transport. The property lies within the Cottingham, East Riding boundary.

### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

Accessed via a half obscured uPVC double glazed entry door with matching side windows, staircase leading to the first floor.

##### LOUNGE

12' 6" x 10' 7" (3.81m x 3.23m)

Measured into bay and recess. With uPVC double glazed bay window which overlooks the front, tiled fireplace and open fire.

##### DINING ROOM

16' 3" x 10' 3" (4.95m x 3.12m)

Measured at widest points including recess. With double glazed patio doors leading to the rear garden, understairs storage cupboard.

##### KITCHEN

17' 4" x 7' 11" (5.28m x 2.41m)

Measured at widest points. With a stainless steel single sink and double drainer, fitted base unit and one wall-mounted unit, worktop surface areas, tiled areas, three uPVC double glazed windows overlook the side and rear, plumbing for automatic washing machine.

##### LOBBY

With a half obscured uPVC double glazed door leading to the rear.

##### WC (OFF)

With low level WC and uPVC obscured double glazed window which overlooks the side.

#### FIRST FLOOR

##### LANDING

With access to roof void area.

##### BEDROOM 1

12' 11" x 10' 2" (3.94m x 3.1m)

Measured into bay and recess. With uPVC double glazed bay window which overlooks the front, picture railing, fitted wardrobe with overhead cupboard and further built-in storage cupboard with overhead cupboard.





## Full Description

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### BEDROOM 2

10' 8" x 9' 3" (3.25m x 2.82m)

With uPVC double glazed window which overlooks the rear, fitted wardrobes with overhead cupboards and drawer unit, picture railing.

### BEDROOM 3

6' 9" x 6' 5" (2.06m x 1.96m)

With uPVC double glazed window which overlooks the rear, fitted cupboards and drawer unit, single wardrobe.

### BATHROOM

5' 6" x 5' 3" (1.68m x 1.6m)

Measurement excludes door well. With a panelled bath having separate shower over, wash basin, low level WC, walls are fully-tiled, uPVC obscured double glazed window which overlooks the front.

### OUTSIDE

To the front of the property there is a forecourt garden with brick-walling on the perimeters, path and side path. To the rear, there is a good-size long rear garden with paved area, lawn, fencing on the perimeters, rear vehicular access which leads to asbestos garage.

### TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

### VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if travelling some distance to view the property.

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NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT

Monday to Friday 9am to 5pm

Saturday 10am to 1pm.





DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	8 G	

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