



**Icehouse Road, Hull HU3 2HQ**

**Welcome to**

**Icehouse Road, Hull**

Situated with a short distance to the City Centre, this property is close to local amenities and is on several bus routes.



### **Entrance Porch**

Double glazed entrance door to the front and double glazed windows to the front and sides.

### **Entrance Hall**

Double glazed entrance door to the front, understairs cupboard, radiator and stairs to the first floor.

### **Cloakroom**

Double glazed window to the front, low level W/C and wash hand basin.

### **Lounge**

14' 9" into access recess x 14' 7" into access recess ( 4.50m into access recess x 4.45m into access recess )  
Double glazed patio style doors to the rear, double glazed window to the side and a radiator.

### **Dining Room**

14' 8" max x 8' 8" max ( 4.47m max x 2.64m max )  
Double glazed window to the side and a radiator.

### **Kitchen**

11' 1" max x 9' 2" max ( 3.38m max x 2.79m max )  
Fitted kitchen with a range of wall and base units, work surfaces, electric oven, gas hob, hood over, 1 1/2 sink and drainer, spaces for appliances, radiator, double glazed door to the utility room, double glazed window to the side and double glazed window to the rear.

### **Utility Room**

7' 5" x 5' 7" ( 2.26m x 1.70m )  
Double glazed door to the front, double glazed door to the rear, wall units, plumbing for an automatic washing machines and a boiler.

### **Landing**

Double glazed window to the side, access to the loft and airing cupboard.

### **Bedroom 1**

13' 5" to rear of cupboard x 11' 8" ( 4.09m to rear of cupboard x 3.56m )  
Double glazed window to the front, double glazed window to the side, built in cupboard and a radiator.

### **Bedroom 2**

11' 9" max x 11' 8" to rear of cupboard ( 3.58m max x 3.56m to rear of cupboard )  
Double glazed window to the rear, built in cupboard and a radiator.

### **Bedroom 3**

8' 9" x 7' 11" ( 2.67m x 2.41m )  
Double glazed window to the rear and a radiator.

### **Bathroom**

Bathroom with bath with mains shower over, low level W/C, pedestal wash hand basin, built in cupboards, radiator and double glazed window to the side.

### **Front Garden**

Block paved driveway with front lawn.

### **Rear Garden**

Large rear garden with trees and shrubs.

### **Garage**

Up and over door and side access door.



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## Welcome to

## Icehouse Road, Hull

- No Chain
- Vacant Possession
- Extensive Rear Garden
- Off Road Parking PLUS Garage
- Close To City Centre

Tenure: Freehold EPC Rating: D

# £200,000



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## Directions to this property:

See below map for property location, for further information please contact the Residential Sales Team on 01482 447748.



Please note the marker reflects the postcode not the actual property



Property Ref:  
NEA119130 - 0005

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