



Ripley Avenue Perth Street West,Hull HU5 3UN

welcome to

Ripley Avenue Perth Street West, Hull

Situated in this highly sought after location, this unique 2 bedroom bungalow is close to local amenities and benefits from a garage and driveway



Entrance Hall

With a radiator, storage cupboard and a door to the front.

Lounge

14' 11" max x 11' 9" max (4.55m max x 3.58m max)
With a feature electric fireplace, a radiator and a double glazed window to the front and side.

Kitchen

12' 4" max x 9' 10" max (3.76m max x 3.00m max)
With a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, a gas cooker and oven, space for a fridge freezer, plumbing for a washing machine, a boiler unit, a radiator, a double glazed window to the side and a door to the rear.

Bedroom 1

11' 11" max x 11' 3" max (3.63m max x 3.43m max)
With a radiator, free standing wardrobe and a double glazed window to the rear.

Bedroom 2

10' 10" max x 8' 1" max (3.30m max x 2.46m max)
With fitted wardrobes, a radiator and a double glazed window to the front.

Bathroom

With a W/C, a vanity wash hand basin, a walk in shower, a radiator and a double glazed window to the rear.

Front Garden

With a path, driveway, a flower bed area and a wooden fence surround.

Rear Garden

With a brick path, shrubs, flower bed area, wooden fence surround and access to the garage.



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Ripley Avenue Perth Street West, Hull

- 2 Bedroom Bungalow
- Close to local amenities
- highly sought after location
- Garage and driveway
- EPC is a C

Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers over
£160,000

directions to this property:

See below map for property location, for more information of the local area please contact the residential sales team on:
01482 447748



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NEA119752 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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