



**Kirkstone Road, Hull HU5 5TN**

**Welcome to**

**Kirkstone Road, Hull**

Lovely Home On Kirkstone Road with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, 3 Bedrooms, Family Bathroom & Ground Floor Cloakroom & Gardens! Book your viewing now!



## Entrance Hall

With double glazed door to the front, radiator, dado rail and stairs to the First Floor.

## Cloakroom

With low level wc, wash hand basin, radiator and double glazed window.

## Lounge

12' into recess x 12' 3" plus bay ( 3.66m into recess x 3.73m plus bay )

With double glazed bay window to the front and radiator.

## Dining Room

14' 8" x 9' 3" ( 4.47m x 2.82m )

With double glazed window, radiator and understairs cupboard.

## Kitchen

11' 2" x 8' 9" ( 3.40m x 2.67m )

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, space for a range style cooker, plumbing for an automatic washing machine, central heating boiler and double glazed window to the rear.

## Lobby

With double glazed door.

## First Floor

### Landing

With double glazed window and built in cupboard.

### Bedroom 1

15' 1" max x 14' into bay ( 4.60m max x 4.27m into bay )

With double glazed bay window to the front and radiator.

### Bedroom 2

15' x 5' 7" ( 4.57m x 1.70m )

With 2 double glazed windows and radiator.

### Bedroom 3

8' 9" plus door recess x 8' 2" max ( 2.67m plus door recess x 2.49m max )

With double glazed window to the rear and radiator.

### Bathroom

Bathroom with bath with electric shower over, low level wc, wash hand basin, radiator and extractor fan.

## Outside

### Front Garden

With block paved area, path and timber fencing.

### Rear Garden

With artificial lawned area, path, timber fencing, side access gate and timber outbuildings.



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## Welcome to

### Kirkstone Road, Hull

- 3 Bedroom Home On Kirkstone Road
- Currently Tenanted
- Tenant On An AST Which Expires 19/12/24 - Passing Rent of £695 PCM
- Family Bathroom & Ground Floor Cloakroom
- Extremely Popular Residential Location

Tenure: Freehold EPC Rating: D

# £130,000



### Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBY110429 - 0004

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