



**Bristol Road, Hull HU5 5XN**



**Welcome to**

**Bristol Road, Hull**

BEAT THE STAMP DUTY RISE! - Lovely Home For Sale On Bristol Road with - Entrance Hall, Lounge, Fitted Kitchen, Conservatory, 2 Bedrooms, Family Bathroom & Gardens. Book your viewing now!



## Entrance Hall

With double glazed door to the front, double glazed windows to the front and side and radiator.

## Lounge

11' into recess x 13' 2" ( 3.35m into recess x 4.01m )  
With double glazed window to the front, feature log burner with hearth, radiator and coving to the ceiling.

## Kitchen

13' 8" x 6' 4" ( 4.17m x 1.93m )  
Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, plumbing for an automatic washing machine, radiator and double glazed window to the rear.

## Conservatory

9' 2" x 9' 6" ( 2.79m x 2.90m )  
With double glazed windows to the rear and side and double glazed french style doors to the rear.

## First Floor

### Bedroom 1

9' 9" x 13' 9" max ( 2.97m x 4.19m max )  
With double glazed window to the front, storage cupboard and radiator.

### Bedroom 2

9' 6" x 8' 1" ( 2.90m x 2.46m )  
With double glazed window to the rear, radiator and coving to the ceiling.

### Bathroom

Bathroom with bath with electric shower over, low level wc, wash hand basin, radiator, extractor fan and double glazed window to the rear.

## Outside

### Front Garden

With gravelled area, paved area, wall and timber fencing.

### Rear Garden

With gravelled area, gate to tenfoot and timber fencing.



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# Welcome to

## Bristol Road, Hull

- Lovely Home For Sale on Bristol Road
- Well Presented Throughout
- 2 Bedrooms
- Conservatory
- Excellent Residential Location

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 20.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £105,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBY110673 - 0006

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