



**Bristol Road, Hull HU5 5XW**



**Welcome to**

**Bristol Road, Hull**

GUIDE PRICE £130,000 - £150,000

Not to be missed a fantastic extended 3 bedroom house with off street parking to the front and garage to the rear.



## Entrance Hall

With a double glazed door to the front leading into the property, a radiator and stairs leading to the upper floor.

## Lounge

13' 4" x 11' 3" ( 4.06m x 3.43m )

With a adam style gas fireplace, a radiator and a double glazed window to the front.

## Dining Room

6' 5" x 11' 8" ( 1.96m x 3.56m )

With a storage cupboard under the stairs and a radiator.

## Kitchen

10' 8" x 13' 2" ( 3.25m x 4.01m )

Housing a fitted kitchen with a range of wall and base units, work surfaces, a stainless steal sink and drainer unit, an integrated oven, an integrated hob, a cooker hood, tile splash back, plumbing for a washing machine, a vent for a dryer, space for a fridge freezer, a radiator and a double glazed window to the rear.

## Utility Room

With a door to the rear garden, a ground floor W/C, a radiator and a double glazed window to the side.

## Ground Floor W/C

With a W/C

## Landing

With a storage cupboard and fitted wardrobes.

## Bedroom 1

14' 5" max x 11' 1" plus bay ( 4.39m max x 3.38m plus bay )

With a cupboard housing the boiler unit, ad a double glazed bay window to the front.

## Bedroom 2

14' 3" x 5' 9" ( 4.34m x 1.75m )

With a fitted wardrobe, a radiator and a double glazed window to the rear.

## Bedroom 3

10' 6" x 6' 10" ( 3.20m x 2.08m )

With a radiator and a double glazed window to the rear.

## Bathroom

With a W/C, a vanity wash hand basin, a shower, a heated towel rail and a double glazed window to the side.

## Rear Garden

With a decking area, a pond and double gates to the ten foot.

## Garage

A garage providing off street parking.



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**Welcome to**

## **Bristol Road, Hull**

- GUIDE PRICE £130,000 - £150,000
- A extended 3 bedroom house on Bristol Road
- Open plan lounge/ dining area
- Kitchen and outer lobby to W/C
- Off street parking to front and garage to the rear

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 5.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1938. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£130,000 - £150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBY111275 - 0005

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