



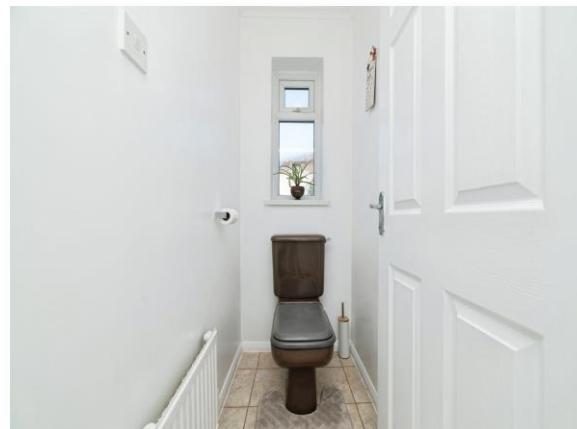
Bristol Road, Hull HU5 5XW

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

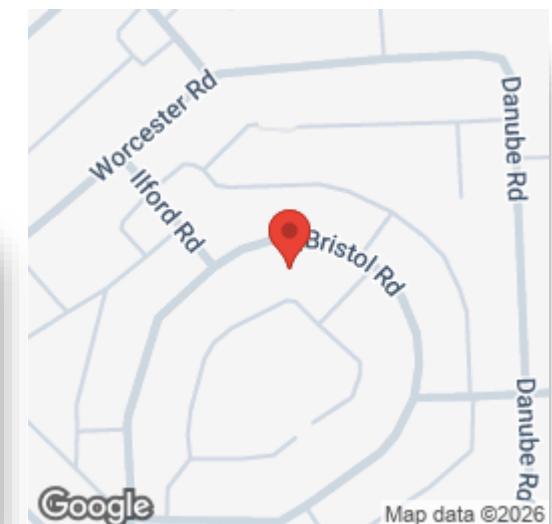
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Directions to this property:

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



Property Ref:
WBY111275 - 0005

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.

william h brown



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