



Coventry Road, Hull HU5 5XA

Welcome to

Coventry Road, Hull

GUIDE PRICE £110,000 - £120,000

Lovely Home on Coventry Road with - Entrance Hall, Lounge/Diner, Fitted Kitchen, Ground Floor W/C, 2 Bedrooms, Family Bathroom, Gardens & Garage! Call and book your viewing now!



Entrance Hall

With double glazed door to the front with matching side screen and stairs to the First Floor.

Separate W/C

With radiator and low level wc.

Lounge/Diner

19' 9" max x 13' 7" max (6.02m max x 4.14m max)

With double glazed window to the front, gas fire with stone effect surround, 2 radiators, storage cupboard and coving to the ceiling.

Kitchen

8' 6" x 7' 7" (2.59m x 2.31m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, radiator, plumbing for an automatic washing machine, central heating boiler, coving to the ceiling and double glazed window to the rear.

Rear Lobby

With access to the W/C and double glazed door leading to the Rear Garden.

First Floor

Landing

With loft access.

Bedroom 1

10' 6" x 13' 7" (3.20m x 4.14m)

With 2 double glazed windows to the front and radiator.

Bedroom 2

8' 1" x 9' 9" (2.46m x 2.97m)

With double glazed window to the rear and radiator.

Bathroom

Bathroom with bath with electric shower over, wash hand basin, chrome effect towel style radiator and double glazed window to the rear.

Outside

Front Garden

With wrought iron gate and hedging.

Rear Garden

With paved patio area, lawned area, hedging, rear access gate and fenced surround.

Garage

9' 9" x 15' 8" (2.97m x 4.78m)

With up and over door.



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Welcome to

Coventry Road, Hull

- GUIDE PRICE £110,000 - £120,000
- Well Presented Throughout
- 2 Bedroom Home In West Hull
- Spacious Lounge/Diner
- Garage

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A 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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Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111348 - 0002

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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