



Kirklands Road, Hull HU5 5AX

Welcome to

Kirklands Road, Hull

Beautifully Presented Home On Kirklands Road with - Entrance Hall, Lounge, Kitchen/Diner, Utility Room, Ground Floor Cloakroom, 2 Bedrooms, Family Shower Room, Gardens & Off Street Parking! Book your viewing today!



Entrance Hall

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

Cloakroom

With double glazed window to the rear, low level wc and vanity wash hand basin.

Lounge

14' 3" max x 12' 2" max (4.34m max x 3.71m max)
With double glazed window to the front, gas fire, storage cupboard, television point, radiator and coving to the ceiling.

Kitchen/Diner

17' 6" x 15' 5" narrowing to 10' 1" (5.33m x 4.70m narrowing to 3.07m)
Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, electric hob, electric oven, cooker-hood, integrated dishwasher, integrated fridge freezer, integrated washing machine, radiator, double glazed window to the rear and double glazed door to the rear.

Utility Room

4' 1" x 5' 5" (1.24m x 1.65m)
With radiator.

First Floor

Bedroom 1

10' 5" to front of wardrobes x 11' 7" max (3.17m to front of wardrobes x 3.53m max)
With double glazed window to the front, radiator and fitted wardrobes.

Bedroom 2

9' 2" x 10' 6" (2.79m x 3.20m)
With double glazed window to the rear, radiator, boiler cupboard and loft access.

Shower Room

Shower Room with shower cubicle, low level wc, vanity wash hand basin, towel style radiator and double glazed window to the rear.

Outside

Front Garden

With wrought iron gates and gravelled driveway providing off street parking.

Rear Garden

With paved patio area, lawned area, side access gate, fencing and shed.



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Welcome to

Kirklands Road, Hull

- Beautifully Presented Throughout!
- 2 Bedroom Home Off Spring Bank West
- Utility Room & Ground Floor Cloakroom
- Spacious Open Plan Kitchen/Diner
- Extremely Popular Residential Location

Tenure: Freehold EPC Rating: Awaited

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.

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY110722 - 0002

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