

A LOVELY TWO BEDROOM END TOWN HOUSE WITH GARAGE AND LARGE REAR GARDEN SET JUST OFF MELROSEGATE WITHIN EASY REACH OF THE CITY CENTRE. The wonderful property has a cottage feel and would make an ideal first time buy or investment. Providing bright and well presented accommodation it comprises entrance hall, large lounge, dining kitchen, two good sized bedrooms and a three piece bathroom suite. To the outside is a lovely, lawned rear garden. An internal viewing is highly recommended.

Entrance Hall

Lounge 16'9 x 11'5 (5.11m x 3.48m)

Kitchen 14'8 x 8'0 (4.47m x 2.44m)

Rear Lobby

Bathroom

First Floor Landing

Bedroom 1 15'0 x 12'9 (4.57m x 3.89m)

Bedroom 2 14'8 x 8'0 (4.47m x 2.44m)

Rear Garden

Garage



















FLOOR PLAN LOCATION Fourth Ave Starker Cle TANG HALL Ground Floor 1st Floor Tang Hall Beck Constantine Ave Bedroom 15'0" x 12'9" 4.57m x 3.89m Living Room 16'9" x 11'5" York Mosque 5.11m x 3.48m Landing Arthur St Hull Road Cupboard Park Bedroom A1079 14'8" x 8'0" 4.47m x 2.44m Hull Rd

Kitchen

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, sometimes of the properties of the

14'8" x 8'0"

Lobby

Thief Ln Map data @2024 **Energy Efficiency Rating** Very energy efficient - lower running costs (92 plus) A (69-80) (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

Kexby Ave

Fifth Ave

Etty Ave

HULL ROAD

EPC

Coords

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