



Burniston Road, HULL HU5 4JX

welcome to

Burniston Road, HULL

Situated on the ever popular Burniston Road, this attractive three bedroom semi detached property offers generous living accommodation, excellent parking provision, and a highly convenient location close to a wide range of local amenities.



Entrance Hall

With a door to the front leading into the property, a radiator, stairs leading to the upper floor, a storage cupboard under the stairs and access to the lounge, dining room and kitchen.

Lounge

13' x 15' 3" (3.96m x 4.65m)

With an electric fire with surround, a radiator and a double glazed bay window to the front.

Dining Room

14' 7" x 10' 11" (4.45m x 3.33m)

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

Kitchen

17' 2" x 8' 4" (5.23m x 2.54m)

Housing a modern fitted kitchen with a range of wall and base units, complementing work surfaces, a sink and drainer unit, an integrated hob, an integrated double oven, space for a fridge freezer, a dish washer, plumbing for a washing machine, a radiator, a boiler unit, a double glazed window to the rear and a door leading to the rear garden.

Bedroom 1

15' 2" x 9' 3" to front of wardrobe (4.62m x 2.82m to front of wardrobe)

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

Bedroom 2

14' 2" x 11' 3" (4.32m x 3.43m)

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

Bedroom 3

7' 8" x 8' 1" (2.34m x 2.46m)

With a radiator and a double glazed bay window to the front.

Bathroom

With a W/C, a wash hand basin, a bath with a shower, a ladder radiator and a double glazed window to the rear.

Front Garden

With a bricked driveway offering off road parking, a wooden fence one side and a wrought iron fence the other side.

Rear Garden

With a block paved area and path, a lawned area, flower beds, shrubs, a wooden fence and a garage.



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Burniston Road, HULL

- Guide Price £250,000 - £260,000
- Off Street Parking
- Close to shops, schools and good bus routes
- A garage
- Three bedroom house

Tenure: Freehold EPC Rating: D

Council Tax Band: C

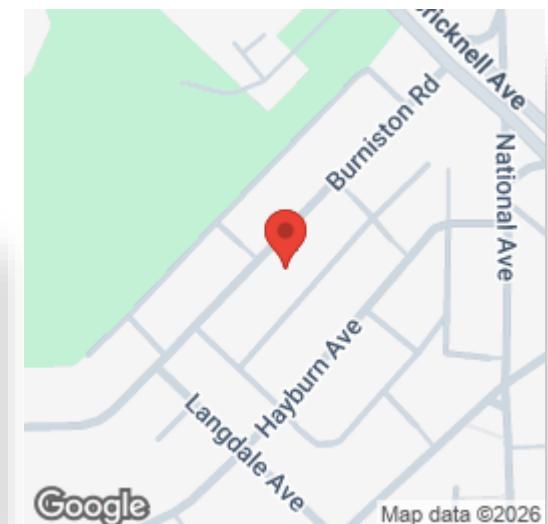
£250,000



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directions to this property:

See below map for property location, for more information on the local area please contact your local residential sales team on: 01482 447748.



Please note the marker reflects the postcode not the actual property



Property Ref:
NEA120306 - 0003

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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