



37 Swinegate

, Hessle, HU13 9LH

£125,000

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Ground floor

Kitchen

10'10" x 10'4" (3.32m x 3.17m)

Entry into this delightful property is at the side via glazed door and into the kitchen. The kitchen is fitted with a range of base and wall mounted units, laminated work surfaces, tiling to the splashback areas and inset stainless steel sink unit. With UPVC double glazed window to the side and radiator.

Lounge

10'7" x 15'2" (3.25m x 4.64m)

A comfortable lounge to the front, with UPVC double glazed window, decorative fireplace, carpet flooring, radiator and stair case to the first floor with storage cupboard below.

First Floor

Central Landing

With UPVC double glazed stained window to the side. Providing access to all first floor rooms.

Bedroom One

9'10" x 12'2" (3.00m x 3.73m)

Double bedroom to the front, with UPVC double glazed window, fitted wardrobes with mirror fronted sliding doors, carpet flooring and radiator.

Bedroom Two

6'10" x 5'9" (2.09m x 1.76m)

To the rear with UPVC double glazed window, carpet flooring and radiator.

Bathroom

9'8" x 3'8" (2.96m x 1.12m)

With UPVC double glazed window to the rear. Fitted with a shower tray and electric shower and vanity unit with storage with sink set above and low level WC with concealed cistern. With tiled walls and radiator.

Externally

To the front is a wall forecourt garden, access to the property at the side and the rear is an enclosed low maintenance courtyard, with ample space for a bistro set to enjoy the outdoors. From the courtyard, there is also a small outhouse with electric, perfect for storage. Beyond this is parking for use by residents of 31-37 Swinegate.

Council Tax Band

We have been advised the property is council tax band A, payable to East Riding of Yorkshire Council.

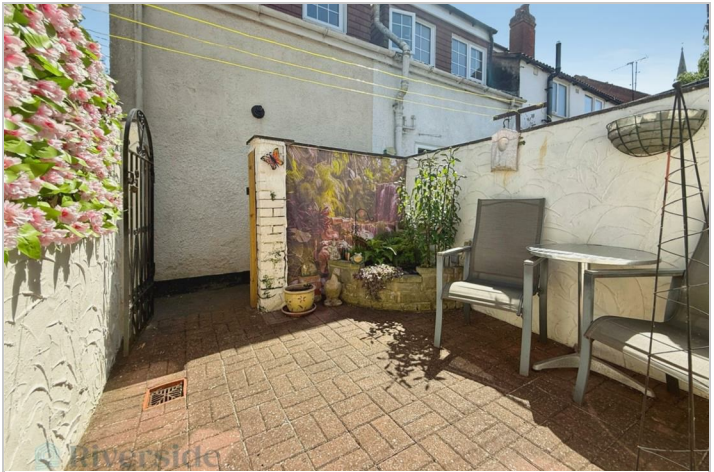
ADDITIONAL INFORMATION

Tenure:

Freehold

Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



Road Map



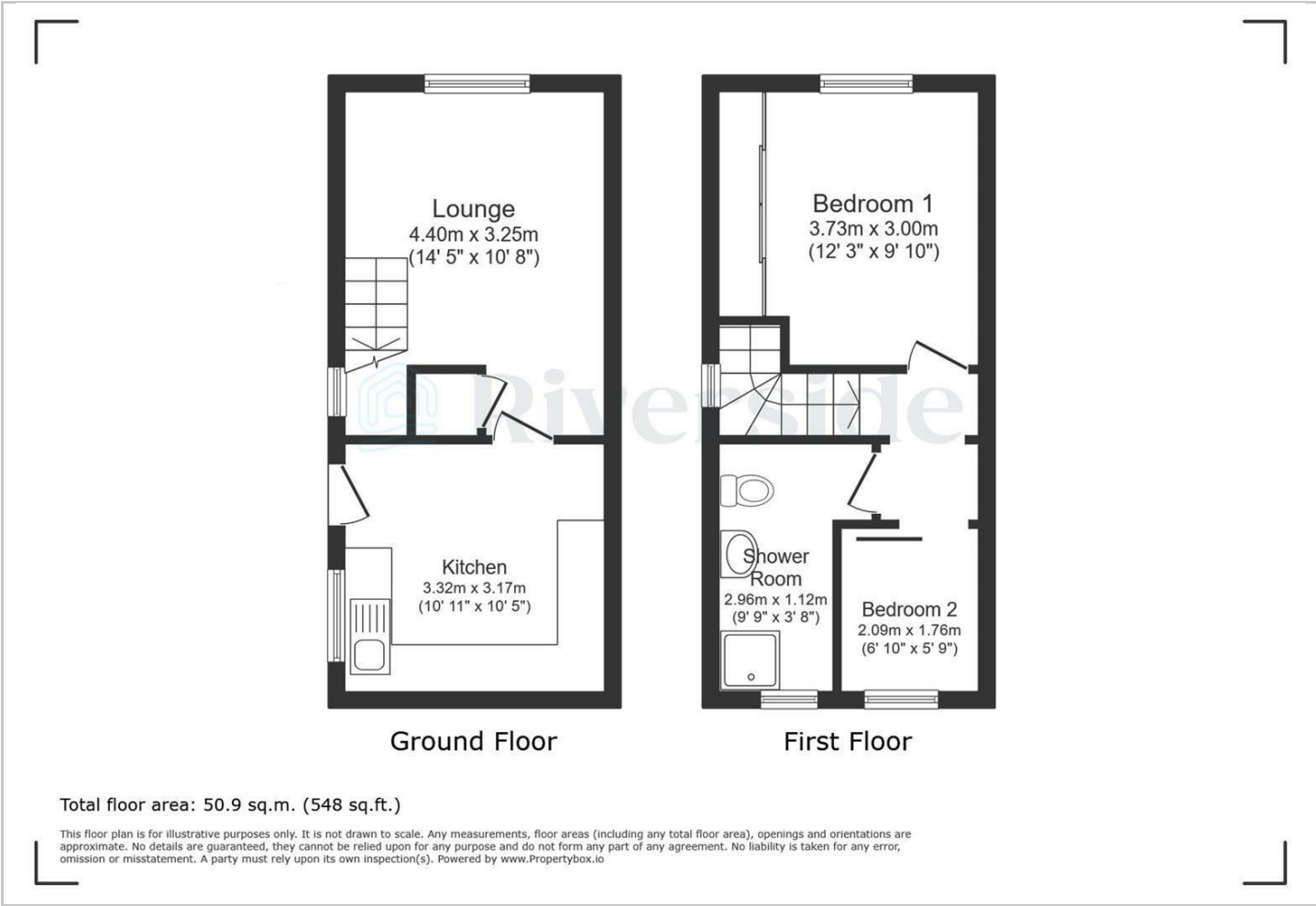
Hybrid Map



Terrain Map



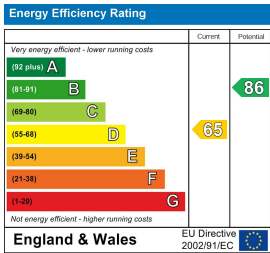
Floor Plan



Viewing

Please contact our Hull Office
on 01482 322411 if you wish to arrange a viewing appointment for this
property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.