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**Limb**  
MOVING HOME



*20 Hotham Road North, Hull, HU5 4NJ*

- 📍 Three Bedrooms
- 📍 Convenient Location
- 📍 Large Plot
- 📍 Council Tax Band = B

- 📍 End of Terrace
- 📍 Great Potential
- 📍 Off-Street Parking
- 📍 Freehold/EPC = D

**£170,000**



## INTRODUCTION

This well-presented three bedroom end of terrace house has been carefully looked after by its current owner, now being ready for its next custodians to make their own. The property benefits from a spacious main reception area, currently used as a lounge and dining space and a sizeable plot with storage/garage structure, making it ideal for family living. Benefitting from gas central-heating and uPVC double glazing throughout, the property offers a comfortable space on which any buyer can put their own stamp.

The accommodation briefly comprises a lounge, dining area and kitchen on the ground floor, and three bedrooms and a bathroom on the first floor. Outside, the rear garden comprises a patio followed by a lawned area which leads down to an additional patio and a storage area and garage space. To the front of the property, there is a gravelled drive which provides comfortable parking for two vehicles.

In such a convenient location, this property is perfect for first-time buyers or families looking for a space to make their own.

## LOCATION

The property is situated on Hotham Road North on the north/east side of Bricknell Avenue, close to the junction with Cottingham Road. The immediate area is close to Hull University and offers a range of local shops, amenities and schooling with a wider range of facilities found in the neighbouring areas which make up the popular 'Avenues' in Hull. The property is conveniently placed for access into Hull city centre, the Humber Bridge, the nearby towns of Cottingham and the historic market town of Beverley in addition to straightforward access for the A63/M62 motorway network.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With understairs storage space, stairs to first floor and windows to the front.

## LOUNGE/DINING ROOM

Spacious main reception area comprising a lounge and dining area. The dining area has a window to the side and French doors to the rear patio, with an opening leading through to the lounge, which presents an electric fireplace and large bay window to the front.





## KITCHEN

With fitted worksurfaces and units and integrated appliances including dishwasher, double-oven and fridge freezer, four-ring gas hob with filter canopy above, one-and-a-half sink & drainer beneath window to rear, window to the side patio and tiled splashbacks throughout. There is a small breakfast bar area to the corner and a door to the side.



## FIRST FLOOR

### LANDING

Window to side elevation.



## BEDROOM 1

Bay window to the front elevation and fitted wardrobe space.



## BEDROOM 2

With fitted cupboard space and window to the rear elevation.



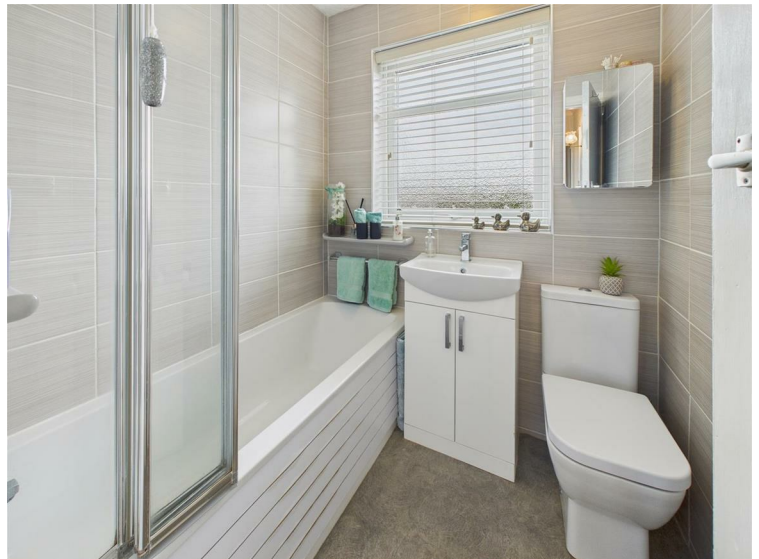
## BEDROOM 3

Window to the front elevation and cupboard to corner.



## BATHROOM

Fully tiled bathroom comprising bath with shower screen & fitting, low-flush W.C. and wash-hand basin atop fitted vanity unit beneath window to the rear elevation.



## OUTSIDE

The rear garden comprises a patio followed by a lawned area which leads down to an additional patio and a storage area and garage space. To the front of the property, there is a gravelled drive which provides comfortable parking for two vehicles.





## REAR VIEW



## HEATING

The property has gas fired central heating.

## GLAZING

The property has uPVC double glazing.

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## VIEWING

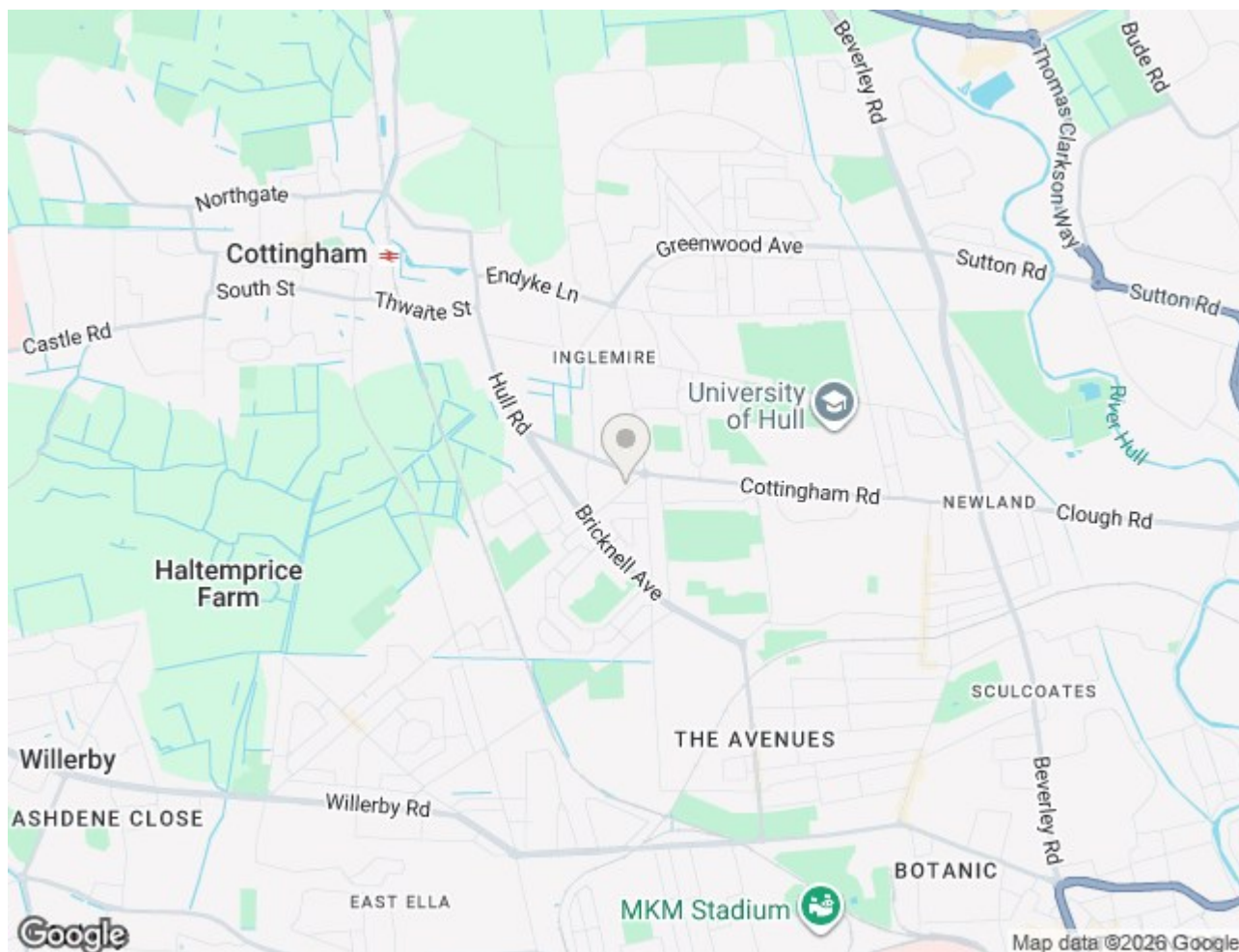
Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## PHOTOGRAPH DISCLAIMER

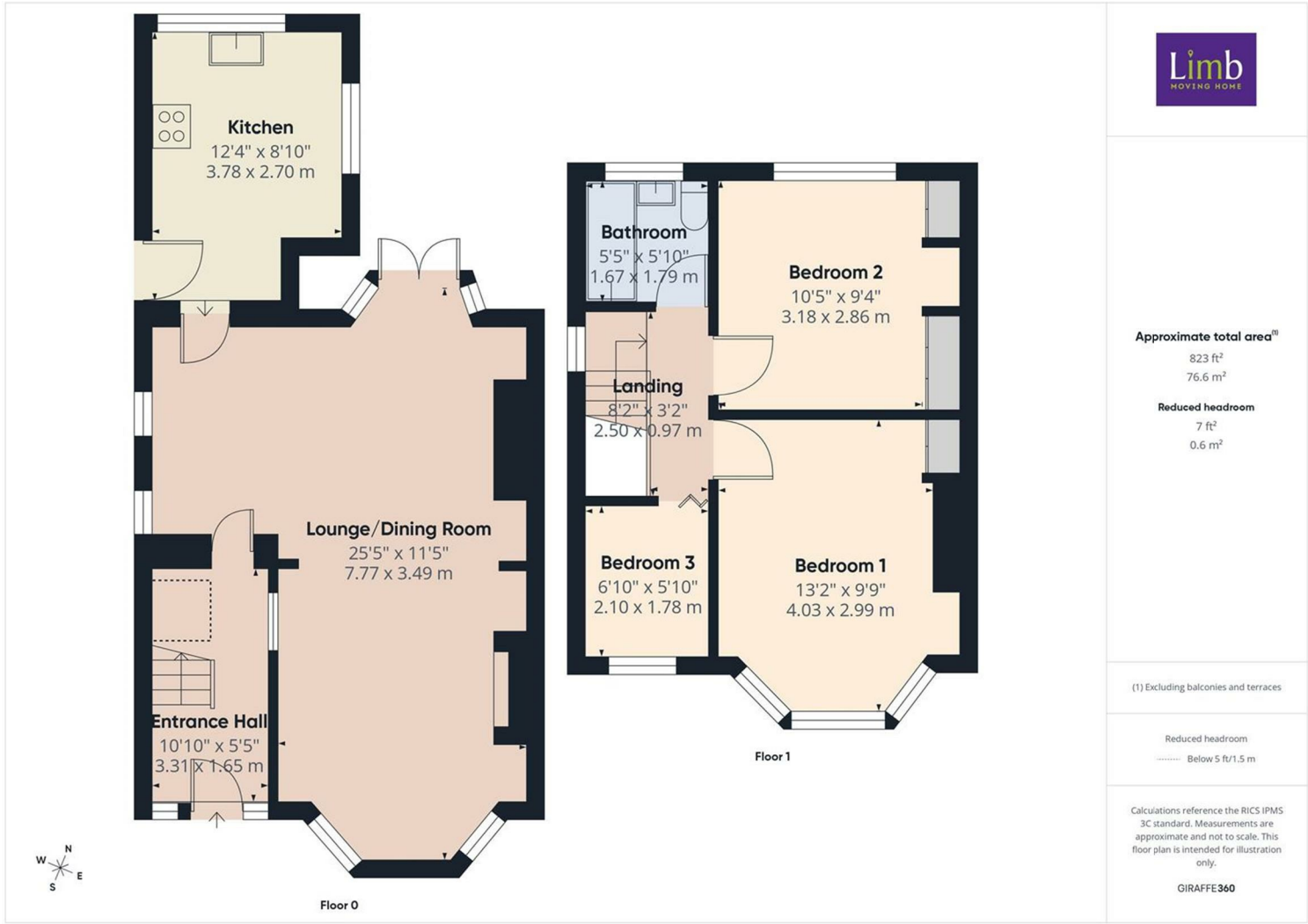
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## PROPERTY TO SELL?


If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	