



48 South Bridge Road
, Hull, HU9 1TL

£220,000



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Ground Floor

Entrance Hallway

Welcoming entrance to the front via UPVC double glazed door, Hallway with laminate flooring, fixed staircase approach to the first floor level, UPVC double glazed window to the side and storage cupboard under the stairs.

Kitchen Diner

13'2" x 10'3" (4.02m x 3.14m)

With UPVC double glazed window to the front. A modern kitchen with a range of base and wall mounted units, laminated work surfaces, tiling to splashback areas, inset ceramic sink unit, inset four-ring gas hob with extractor over and built in oven plus integrated dishwasher and fridge/freezer and with ample space for a dining table.

Lounge

16'7" x 11'3" (5.06m x 3.45m)

With UPVC double glazed window and sliding door to the conservatory, feature fireplace, laminate flooring and radiator.

Conservatory

13'4" x 9'10" (4.08m x 3.01m)

To the rear of the property with UPVC double glazed windows, French doors to the garden and tiled flooring.

First Floor

Central Landing

With UPVC double glazed window to the side and airing cupboard.

Bedroom One

13'4" x 9'10" (4.08m x 3.00m)

A double bedroom to the front with UPVC double glazed window, fitted wardrobes and matching dressing table, laminate flooring and radiator.

Bedroom Two

8'4" x 11'5" (2.55m x 3.49m)

A double bedroom to the rear with laminate flooring and radiator.

Bedroom Three

7'11" x 8'1" (2.43m x 2.48m)

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

Shower Room

6'0" x 5'1" (1.83m x 1.56m)

Fitted with a modern three-piece suite in white, comprising, enclosed shower cubicle, sink set upon vanity unit with storage below and low level WC with concealed cistern. with full tiling to the walls, radiator and UPVC double glazed window to the front.

Externally

Outside, to the front is an open low maintenance garden with artificial lawn and flower bed, the side provides off street parking via driveway and a single garage with up and over door. The rear is enclosed and mostly laid to lawn with planted borders.

Council Tax Band

We have been advised the property is council tax band C, payable to Hull City Council.

ADDITIONAL INFORMATION

Tel: 01482 322411

Tenure:
Freehold

Disclaimer:

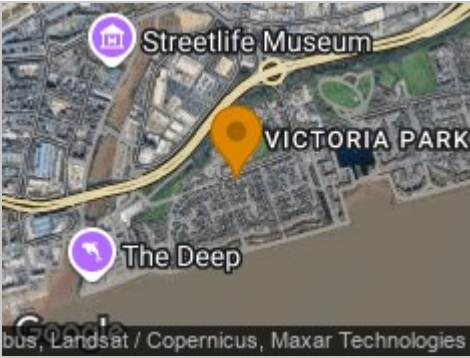
Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



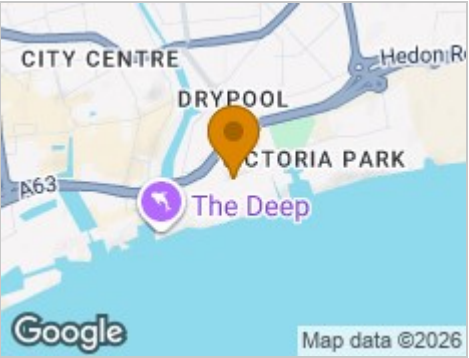
Road Map



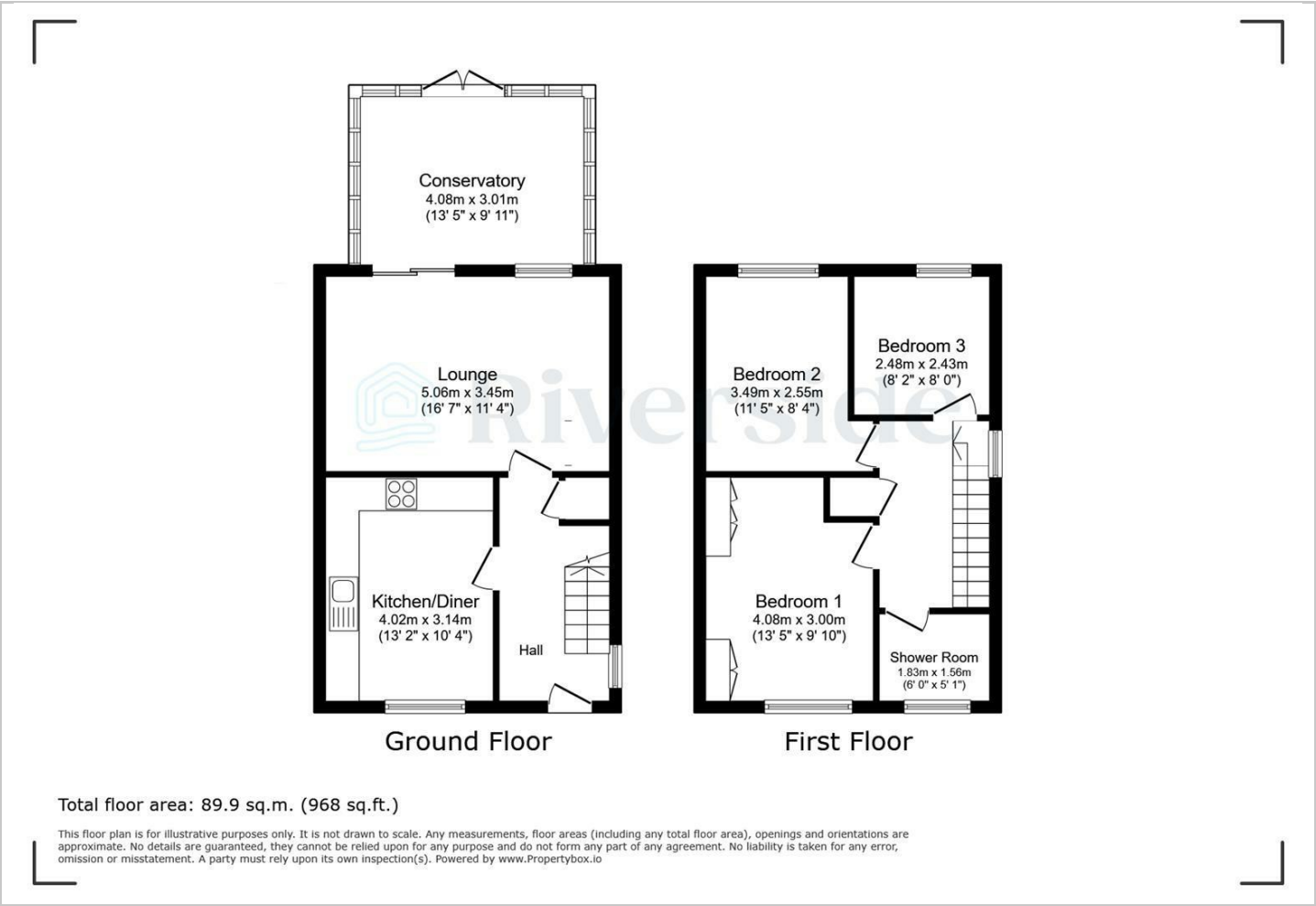
Hybrid Map



Terrain Map



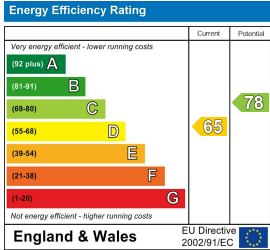
Floor Plan



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.