



**41 Bridgeway Drive**  
Hull, HU9 1SY

£220,000

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# 41 Bridgegate Drive

, Hull, HU9 1SY

£220,000



## Ground Floor:

### Entrance Hallway

A welcoming entrance into the property via double glazed composite door to the front.

### Lounge

15'1" x 11'3" (4.61m x 3.44m)

A spacious lounge to the front with UPVC double glazed window to the front and side, feature gas fireplace with mantle and surround, access to understairs storage cupboard, carpet flooring and radiator.

### Dining Kitchen

14'3" x 8'10" (4.35m x 2.70m)

A modern kitchen to the rear, fitted in 2025 with a range of base and wall mounted units, inset composite sink unit and tiling to splashback areas, inset five-ring gas hob with electric oven below and space for freestanding fridge/freezer and washing machine. With UPVC double glazed window and French doors to the rear, ample space for dining table and radiator.

### WC

Fitted with a two-piece suite comprising low level WC and sink and with UPVC double glazed window to the front and radiator.

## First Floor:

### Landing

Providing access to all first floor rooms.

### Main Bedroom

14'3" x 9'4" (4.36m x 2.86m)

A generous double bedroom to the front, with two UPVC double glazed windows, airing cupboard, carpet flooring and radiator.

### Bedroom Two

8'11" x 6'3" (2.72m x 1.93m)

With UPVC double glazed window to the rear, carpet flooring and radiator.

### Bedroom Three

8'10" x 7'8" (2.70m x 2.36m)

With UPVC double glazed window to the rear, carpet flooring and radiator.

### House Bathroom

6'7" x 6'4" (2.03m x 1.94m)

Fitted with a three-piece suite in white, comprising, panelled bath with separate shower over, pedestal sink unit and low level WC. With UPVC double glazed window to the side, full tiling to the walls and radiator.

### Externally

Outside, to the front is a gravelled garden, the side is a long driveway for parking for multiple cars and the rear can be accessed via a security gate with keypad entry. The rear is southerly facing and has been beautifully maintained by the current seller. The borders have been planted up with range of colourful plants and the rear is mostly gravelled for ease of maintenance and with patio areas for seating.

## Garage

A detached single garage with up and over door and lighting and power.

## Council Tax Band

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



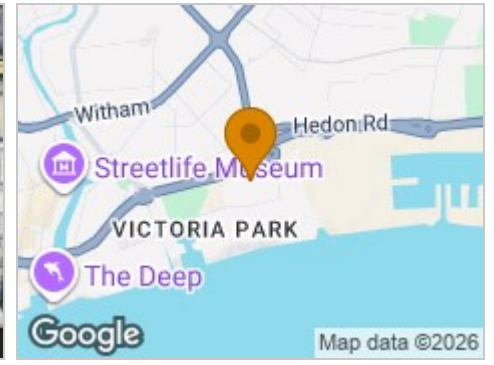
## Road Map



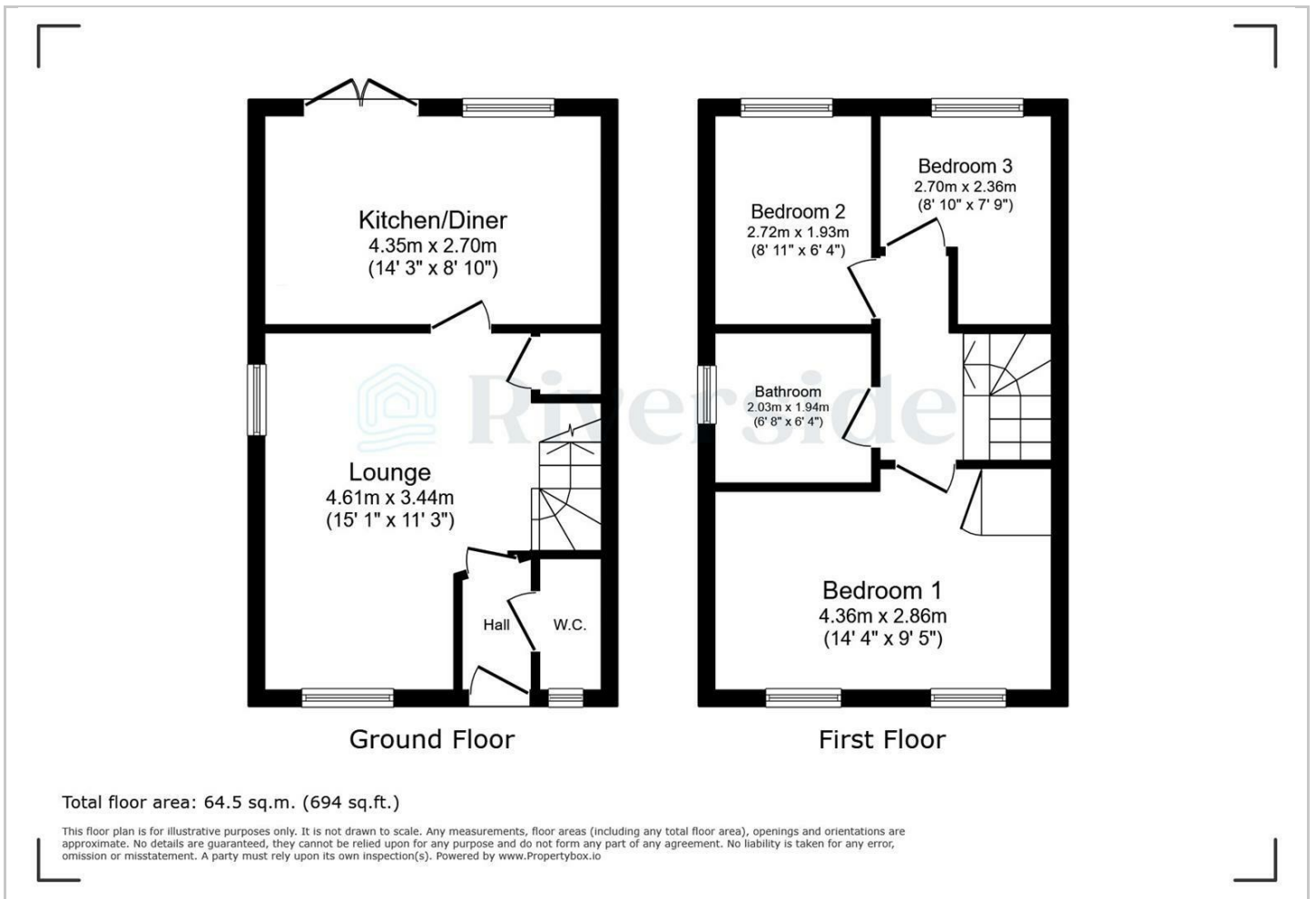
## Hybrid Map



## Terrain Map



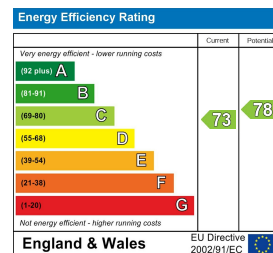
## Floor Plan



## 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



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