



**Etherington Road, Hull HU6 7JP**

**welcome to**

**Etherington Road, Hull**

Located on Etherington Road, this 3 bedroom mid terrace property has convenient off street parking, is close to local amenities and is an ideal property for a newly growing family.



### **Entrance Hall**

With a door to the front leading into the property, a radiator and stairs leading to the upper floor.

### **Lounge/ Dining Room**

25' 9" x 11' 1" ( 7.85m x 3.38m )

With a coal fire, storage cupboards, two radiators and a double glazed bay window to the front.

### **Kitchen**

16' 9" x 11' 7" ( 5.11m x 3.53m )

Housing a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, an integrated fridge freezer, an integrated double oven, an integrated hob, a cooker hood, plumbing for a washing machine, a radiator and a double glazed window to the rear.

### **Bedroom 1**

11' 3" x 11' 7" plus bay ( 3.43m x 3.53m plus bay )

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

### **Bedroom 2**

12' x 9' 4" ( 3.66m x 2.84m )

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

### **Bedroom 3**

8' x 8' 7" ( 2.44m x 2.62m )

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

### **Bathroom**

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

### **Front Garden**

With a driveway providing off road parking and a gate leading to the rear garden.

### **Rear Garden**

With a lawned area, shrubs and a wooden fence.



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welcome to

## Etherington Road, Hull

- Open plan lounge/diner
- Close to local amenities
- Ideal for growing family
- Convenient off street parking

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

**£170,000**



### directions to this property:

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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA120309 - 0005

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