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Limb
MOVING HOME



6 Corona Drive, Hull, HU8 0HH

- 📍 End of Terrace House
- 📍 2 Double Bedrooms
- 📍 Spacious Lounge/Diner
- 📍 Council Tax Band = A
- 📍 Modern Kitchen
- 📍 Westerly Rear Garden
- 📍 No Onward Chain!
- 📍 Freehold / EPC = E

£150,000

INTRODUCTION

This end-of-terrace property, available with no onward chain, offers modern fittings throughout, providing an ideal opportunity for ready-to-move-in living. Benefitting from gas central heating and double glazing, the accommodation briefly comprises an entrance hall, a versatile lounge/diner, a modern kitchen, two comfortable bedrooms, and a well-appointed bathroom.

Outside, a small garden area extends to the front. A shared side access leads to a gate, opening into the private rear garden which backs directly onto open green space.

LOCATION

Situated in a residential area to the East of Hull, the property benefits from convenient access to a wide range of local amenities. The property is well-placed for local schools, shops, and supermarkets, catering to everyday needs. Excellent public transport links are readily available, providing easy access to Hull city centre and its extensive amenities, including shopping centres, cultural attractions, and leisure facilities. Road connections offer straightforward routes to the A63 and wider road networks, facilitating travel both within and beyond the city.

ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

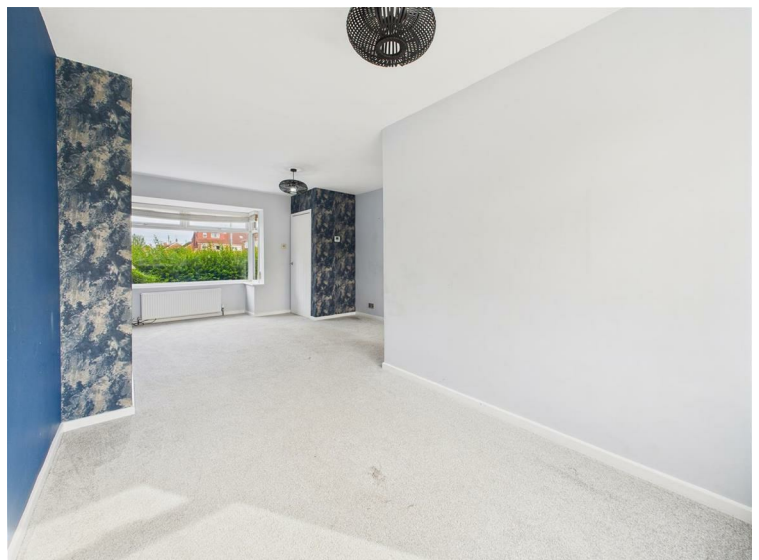
Residential entrance door to:

ENTRANCE HALL

With stairs to the first floor.

LOUNGE/DINING ROOM

Extending the length of the property, this carpeted lounge/dining room has windows to the front and the rear and understairs cupboard access.



KITCHEN

With modern units and fitted worksurfaces, four ring hob with filter hood above, sink & drainer beneath window to rear, integrated oven, plumbing for a washing machine and a door to the side.



FIRST FLOOR

LANDING

With a window to side and loft access.

BEDROOM 1

First bedroom extending across the front of the property with a window to front elevation.



BEDROOM 2

With window to the rear elevation and cupboard to the corner.



BATHROOM

Comprising wash-hand basin beneath window to the rear elevation, low-flush W.C. and bath with shower screen and fitting.



OUTSIDE

With shared access to the side leading to a westerly facing rear garden with concrete hard standing providing potential for a garage. A gravelled area to the front of the property provides potential for creating off-street parking.



HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of 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 A. 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.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances 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. Matthew 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 Matthew 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.

PHOTOGRAPH DISCLAIMER

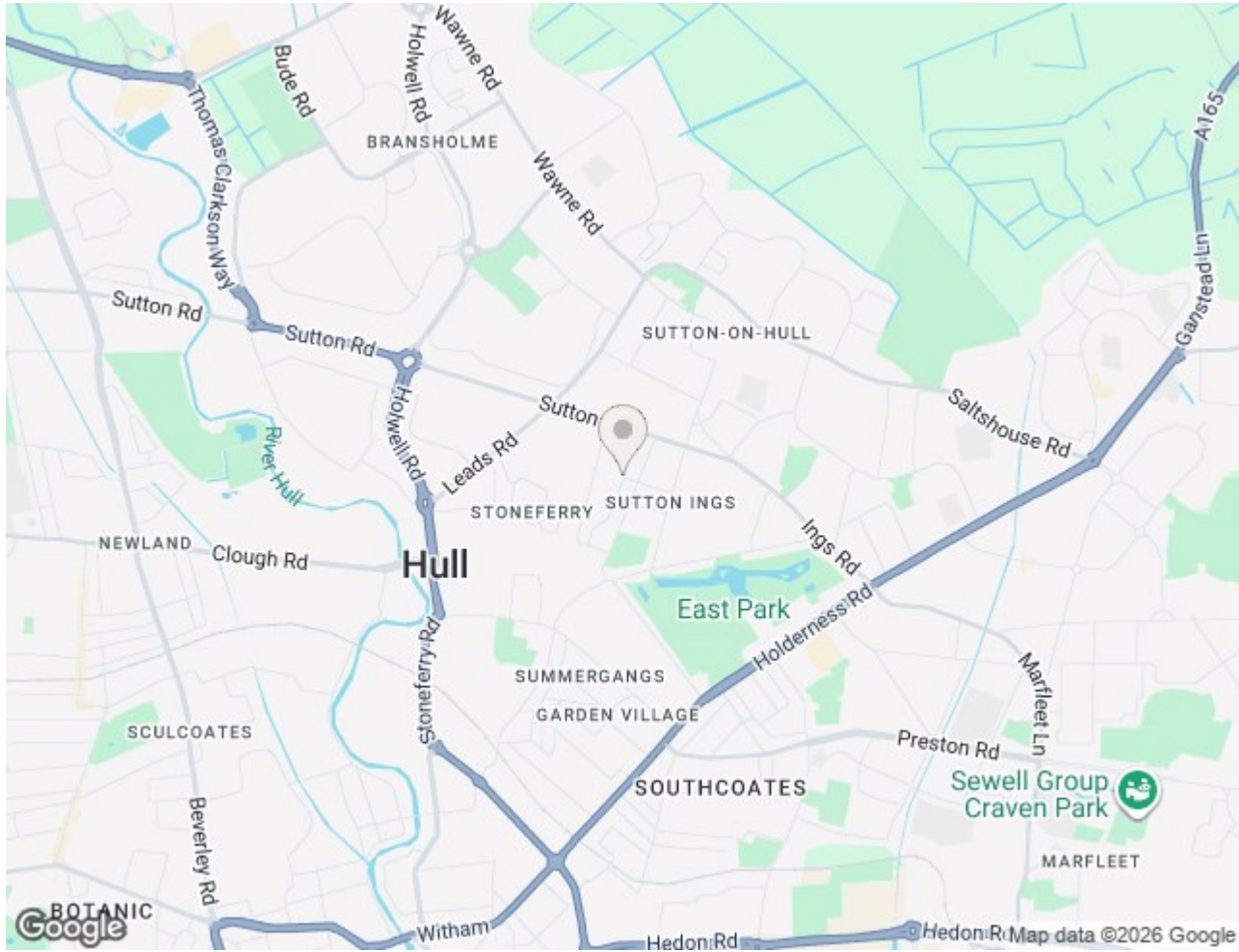
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

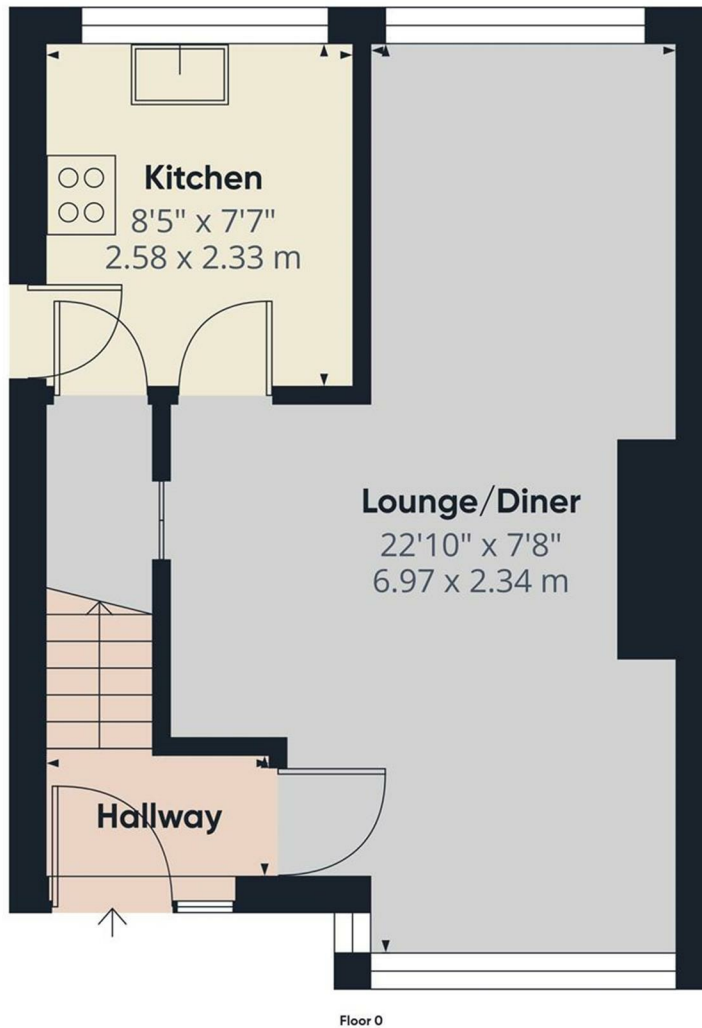
PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

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.



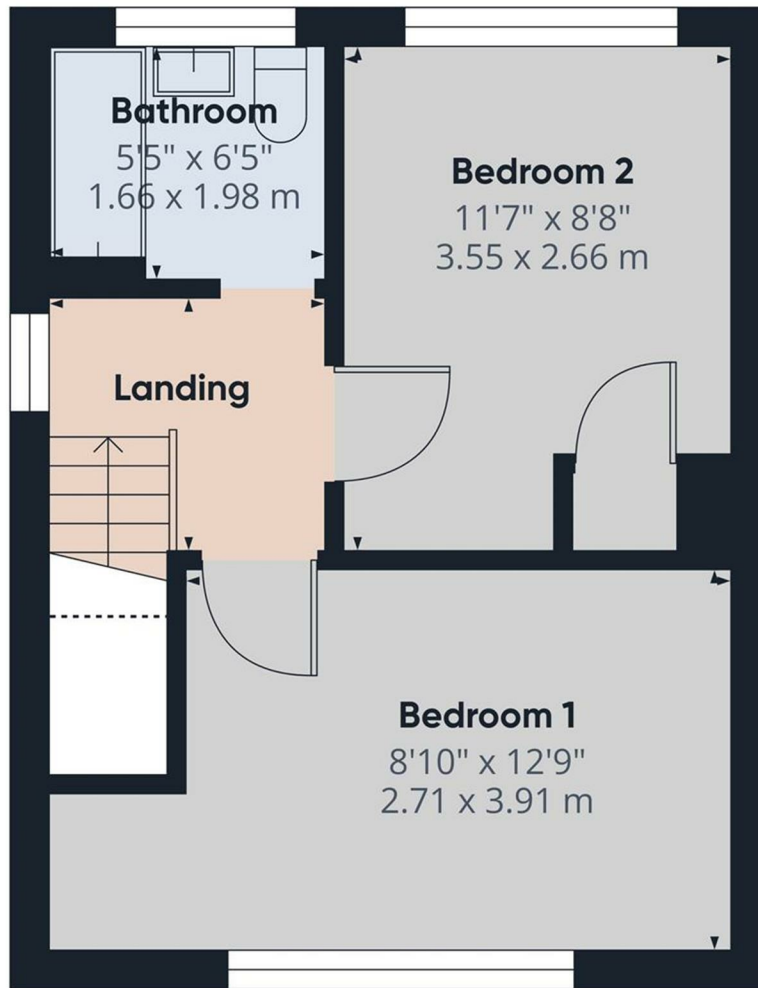


Approximate total area^m
338 ft²
31.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



Approximate total area[®]
297 ft²
27.7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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