



16 Harewood Avenue
Hull, HU9 3LE

Guide price £130,000



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Ground Floor

Entrance Hallway

Welcoming entrance to the front via UPVC double glazed door, with fixed staircase to the first floor and door opening into

Lounge

14'3" x 11'6" (4.35m x 3.51)

A spacious room with UPVC double glazed window to the front, laminate flooring and radiator. Opening into:

Dining Room

16'7" x 10'0" (5.08m x 3.06m)

With UPVC double glazed window to the rear, under stairs storage cupboard and additional storage cupboard, laminate flooring and radiator.

Kitchen

10'3" x 7'2" (3.14m x 2.20)

With UPVC French doors to the rear and UPVC double glazed window to the side. Kitchen fitted with a range of base and wall mounted units, laminated work surfaces, inset stainless steel sink unit, inset hob with extractor over, built in oven and microwave and space for undercounter appliances, including fridge, freezer and washing machine.

First Floor

Central Landing

Providing access to all first floor rooms.

Bedroom One

11'3" x 16'8" (3.44m x 5.09m)

A generous double bedroom to the front with UPVC double glazed window, laminate flooring and radiator.

Bedroom Two

9'10" x 10'9" (3.02m x 3.30m)

Double bedroom to the rear, with UPVC double glazed window, fitted wardrobes for storage, laminate flooring and radiator.

Bathroom

6'4" x 7'8" (1.95m x 2.36m)

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

Externally

To the front is a gravelled driveway providing off street parking for two cars, to the side is a shared passageway to the rear garden. The rear garden is private and enclosed and has multiple patio areas for seating areas, lawned area and raised planted borders.

Summerhouse

11'5" x 11'5" (3.50m x 3.50m)

To the bottom of the garden is a summerhouse with lighting and power and is currently used as a bar - perfect for entertaining and hosting friends and family.

Council Tax Band

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

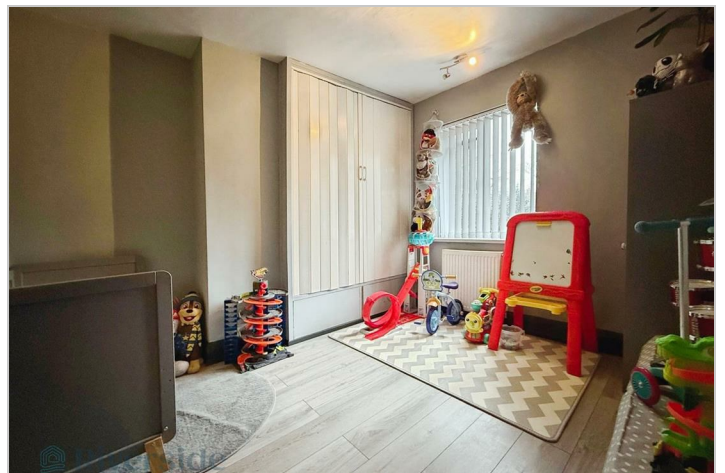
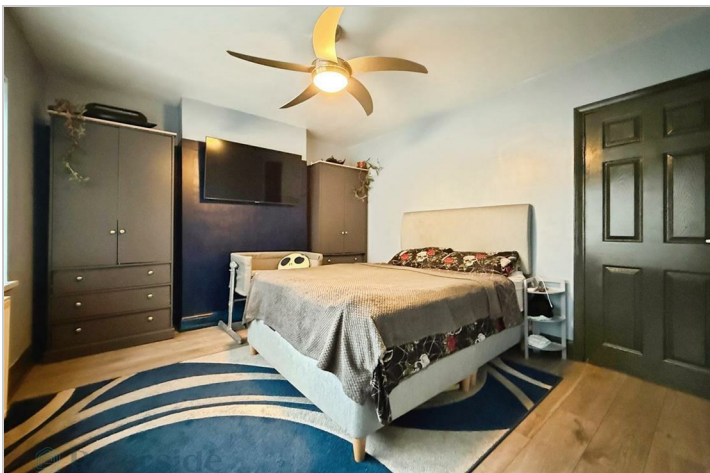
ADDITIONAL INFORMATION

Tenure:

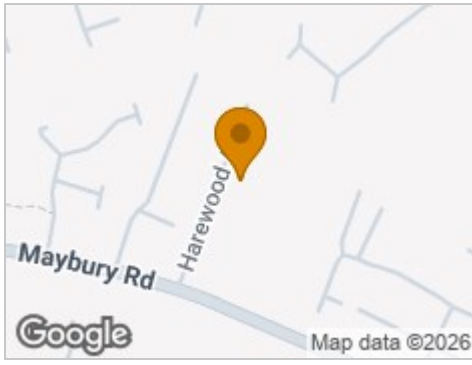
Freehold

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



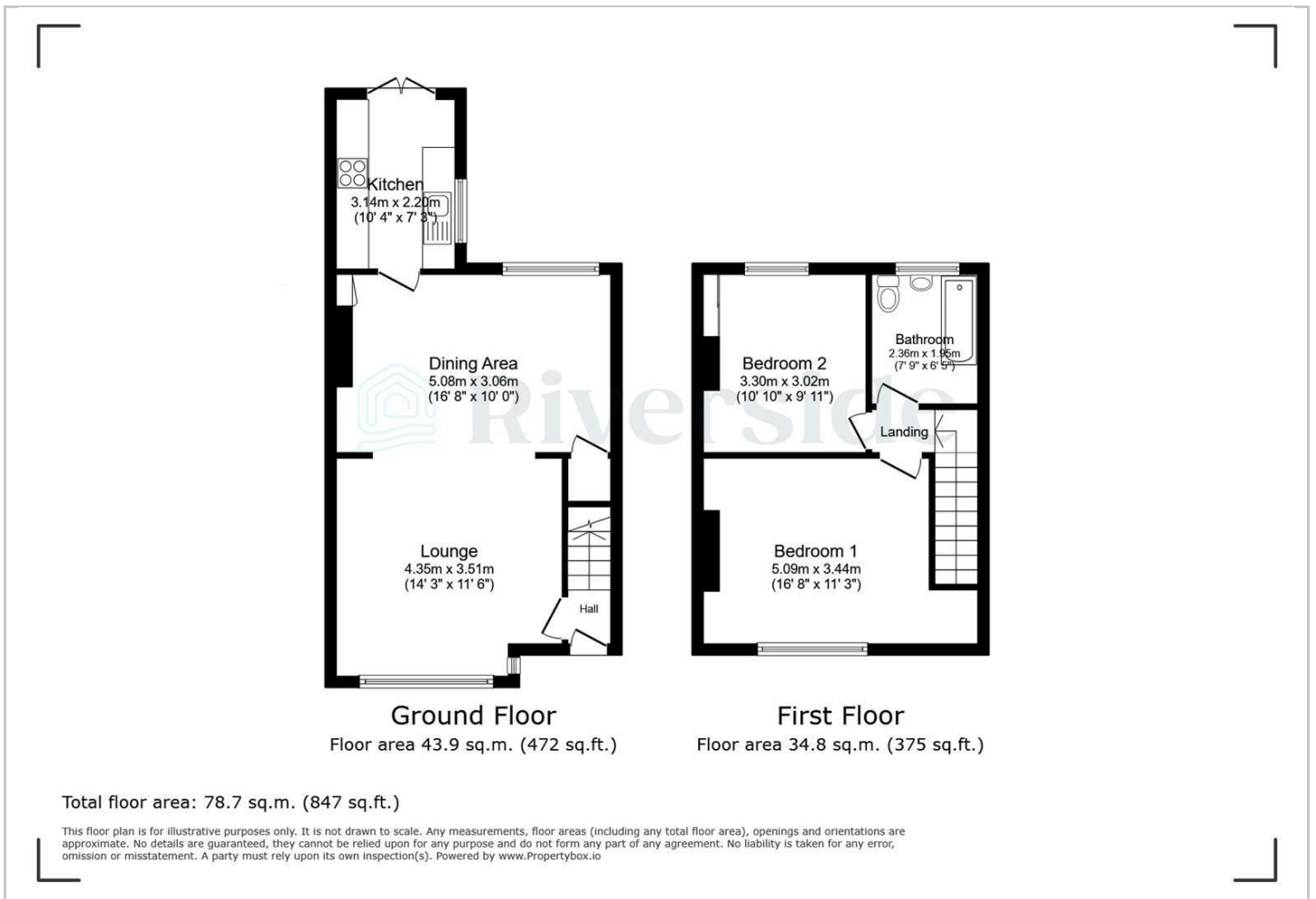
Hybrid Map



Terrain Map



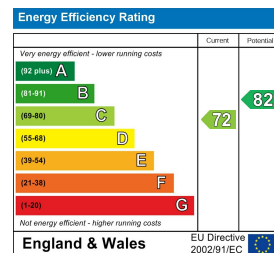
Floor Plan



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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.