



**17 Convent Court**  
Hull, HU5 2UJ

Guide price £100,000



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## Ground Floor

### Entrance Hallway

Entrance to the front via UPVC double glazed door, with fixed staircase to the first floor level and door into:

### Lounge

14'11" x 8'7" (4.56m x 2.64m)

A spacious lounge with UPVC double glazed window to the front, large storage cupboard under the stairs, gas fire, carpet flooring and radiator.

### Kitchen Diner

14'5" x 8'9" (4.41m x 2.67)

Modern dining kitchen to the rear with UPVC double glazed windows and door to the garden. Fitted with a range of base and wall mounted units with gloss finish, laminated worksurfaces with tiling to the splashback areas, inset stainless steel sink unit, inset four ring gas hob with extractor over and built in electric oven below. With space for dining table, vinyl flooring and radiator.

## First Floor

### Central Landing

With access to each of the first floor rooms and storage cupboard.

### Bedroom One

11'8" x 11'3" (3.57m x 3.44m)

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

### Bedroom Two

8'0" x 12'1" (2.45m x 3.70)

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

### Externally

Externally, the property has an open plant front garden planted with shrubbery, with communal lawned gardens within the courtyard. The rear is an enclosed garden mostly laid to lawn. A garage is included, set in a block within the cul-de-sac.

### Council tax Band

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

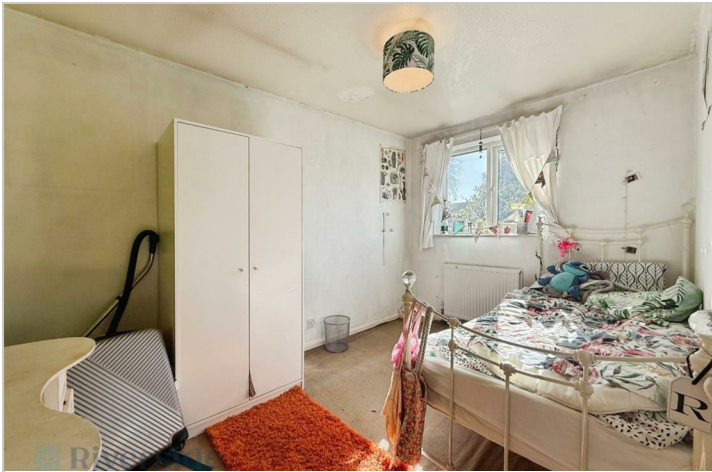
## ADDITIONAL INFORMATION

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



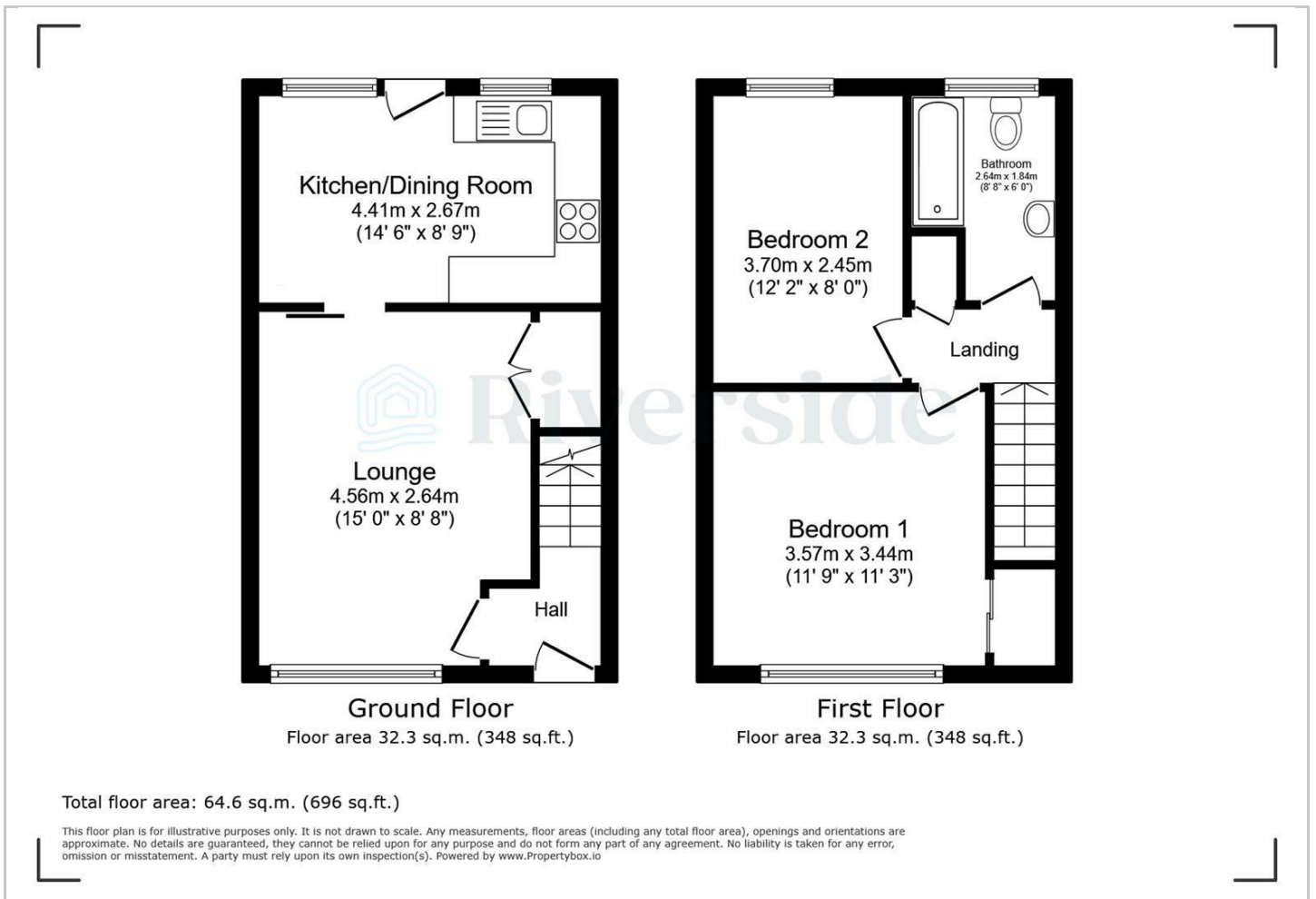
## Hybrid Map



## Terrain Map



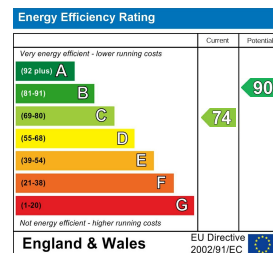
## Floor Plan



## 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.