



3 Capstan Road

Hull

HU6 7AT

£167,950

It gives us great pleasure to offer onto the market this delightful and very well-cared-for 2 Bedroom dormer-style bungalow benefiting from gas radiator central heating, uPVC double glazing and standing on a large garden plot together with a private drive providing ample vehicular parking. The accommodation briefly comprises Open-Plan Lounge leading to Dining Area, fitted Kitchen including integrated oven and hob and on the first floor, 2 Bedrooms and Bathroom/WC. Viewing is highly recommended to appreciate this delightful home.



Property Features

- Attractive Semi Detached Dormer-Style Bungalow
- 2 Bedrooms
- Generous-Sized Garden Plot
- Private Drive Providing Ample Parking
- Very Well-Cared-For Throughout
- Very Popular Location
- Gas Central Heating
- uPVC Double Glazing

Full Description

LOCATION

The property is situated on this very popular residential development close to local amenities including Tesco supermarket on Beverley Road, access for local schools, public transport and short travelling distance to Kingswood retail park and good bus route for Hull city centre and also for the Beverley Bypass.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

OPEN-PLAN LOUNGE

19' 2" x 11' 9" (5.84m x 3.58m)

With a uPVC double glazed entry door and side window, uPVC double glazed window which overlooks the front, open-tread staircase leading to the first floor, double central heating radiator, feature brick chimney breast and electric fire, laminate flooring.

Opening to:-

DINING AREA

10' 0" x 9' 11" (3.05m x 3.02m)

With uPVC double glazed French doors and side windows which lead to the delightful rear garden, cornice to the ceiling, single central heating radiator, laminate flooring.

FITTED KITCHEN

9' 10" x 8' 9" (3m x 2.67m)

With a stainless steel sink and drainer, fitted base and wall-mounted units with worktop surface areas with tiled surrounds, built-in under-oven, four ring electric hob, extractor/cooker hood, laminate flooring, double central heating radiator, half uPVC double glazed door which leads to the side, uPVC double glazed window which overlooks the rear, plumbing for automatic washing machine.

FIRST FLOOR

LANDING

With uPVC double glazed window which overlooks the side, access to the roof void area.

BEDROOM 1

16' 1" x 9' 6" (4.9m x 2.9m)

With uPVC double glazed window which overlooks the front, single central heating radiator.

BEDROOM 2

10' 5" x 8' 7" (3.18m x 2.62m)

With a uPVC double glazed window which overlooks the rear, single central heating radiator.

BATHROOM



Full Description

8' 2" x 5' 5" (2.49m x 1.65m)

With a panelled bath having separate shower over, pedestal wash hand basin, low level WC, uPVC double glazed window which overlooks the rear, heated chrome towel rail, boiler in housing cupboard serving central heating and hot water.

OUTSIDE

To the front of the property there is a low-maintenance garden with brick-walling and fencing on the perimeters. There is also a private side drive providing ample vehicular parking. To the rear, there is a generous-size garden which is well-matured with various bushes and shrubs, pergola and fencing on the perimeters.

TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order.

Whilst we endeavour to make our sales details accurate and reliable, 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. Do so, particularly if travelling some distance to view the property.

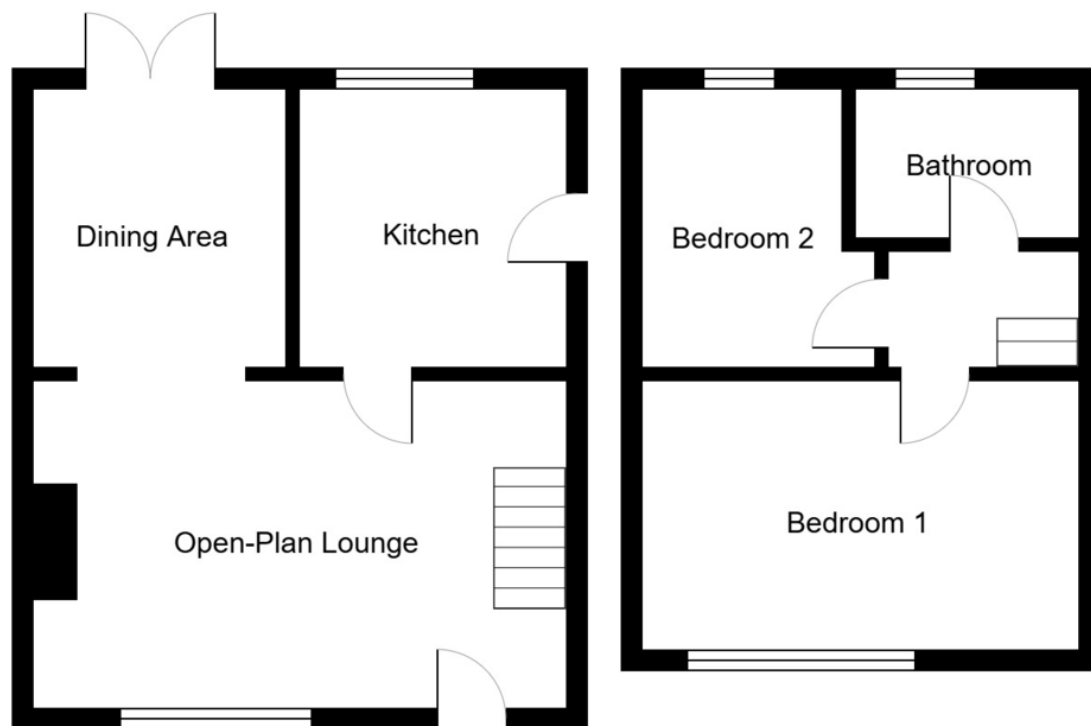
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Monday to Friday 9am to 5pm

Saturday 10am to 1pm.





DRAFT FLOOR PLAN - AWAITING VENDORS APPROVAL

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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