



3 Rochester Avenue

, Hull, HU4 7JP

£125,000



3 Rochester Avenue

, Hull, HU4 7JP

£125,000



Summary

Offered for sale with no onward chain is the well presented and neutrally decorated mid terrace property in a popular and convenient location. Boasting three bedrooms, with fitted wardrobes to two, family bathroom with a four-piece suite and modern kitchen, plus low maintenance gardens front and rear, this is certain to appeal to both first time buyers, families and investors alike.

Benefitting from UPVC double glazing and gas central heating, the property briefly comprises; to the ground floor, entrance hallway, spacious lounge to the front and a dining kitchen to the rear. Upstairs, there are three excellently proportioned bedrooms, with fitted wardrobes to two and the house bathroom which has a four piece suite, including shower, bath, sink and WC.

Outside, there are low maintenance, gravelled gardens to the front and rear, with a secure outhouse/storage to rear also.

Situated on the outskirts of Hessle, the property is close to schools, shops, public transport links and road networks, including the A63 and Boothferry Road.

Viewing essential and can be arranged via our office!

Ground Floor

Entrance Hallway

Welcoming entrance to the front via UPVC double

glazed door, with fixed staircase to first floor level, radiator and door opening to:

Lounge

14'7" x 10'6" (4.46m x 3.22m)

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

Kitchen Diner

14'10" x 8'1" (4.54m x 2.48m)

With UPVC double glazed window to the rear and door to the garden. Fitted with a range of base and wall mounted units in white high gloss, laminated worksurface, inset stainless steel sink unit, inset hob with extractor over and built in electric oven below. With space for dining table, laminate flooring and radiator.

First Floor

Central Landing

Providing access to all first floor rooms.

Master Bedroom

14'4" x 9'9" (4.37m x 2.99m)

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

Bedroom Two

8'10" x 8'5" (2.70m x 2.59m)

Second bedroom to rear with UPVC double glazed window, fitted wardrobes, laminate flooring and radiator.

Tel: 01482 322411

Bedroom Three

10'11" x 6'10" (3.33m x 2.09)

To the front with UPVC double glazed window, laminate flooring and radiator.

House Bathroom

8'1" x 5'5" (2.48m x 1.66m)

To the rear with two UPVC double glazed windows. Fitted with a four-piece suite in white, comprising panelled bath, corner shower cubicle, sink set upon vanity unit with storage and low level WC. With Cladding to splashback areas and heated towel radiator.

Outside

Externally to the front is a gravelled garden with iron railings to the boundaries, the side has a shared passage way to the rear garden, and the rear is enclosed, mainly gravelled and with an outhouse for additional storage.

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



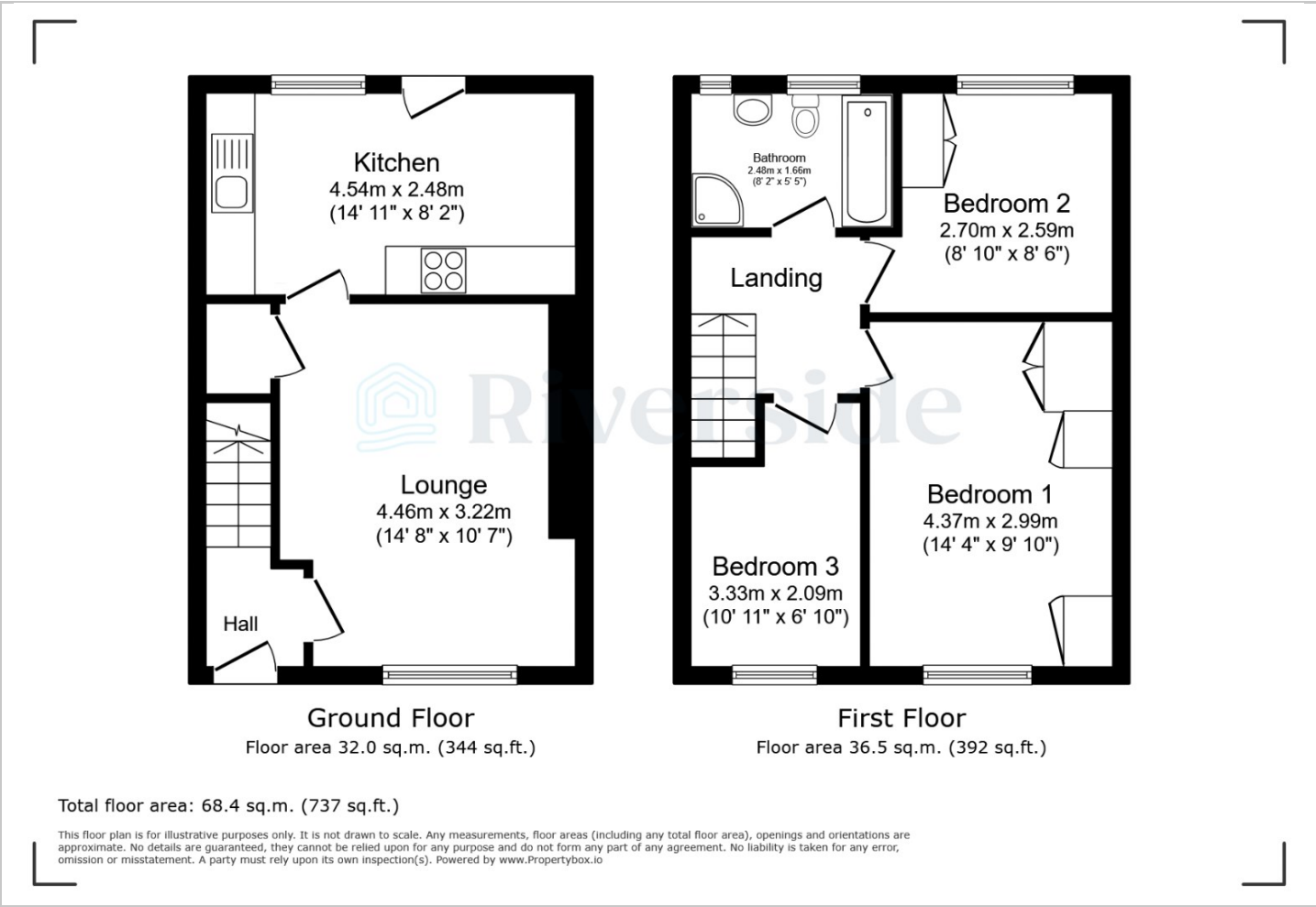
Hybrid Map



Terrain Map



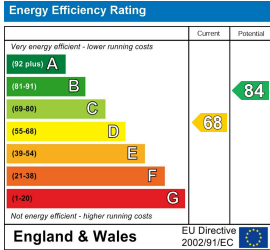
Floor Plan



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