



Ellerburn Avenue

Hull, HU6 9RN

- Three Bedrooms
- No Chain
- Modern Kitchen
- Private Driveway
- Good Transport Links
- Mid-Terraced Home
- Two Reception Rooms
- Contemporary Bathroom
- Close to Local Amenities
- Schools Nearby

Asking price £115,000





This superb three-bedroom terraced property offers stylish and modern living ideal for families, first-time buyers, or investors.

The ground floor features a bright and welcoming lounge, spacious dining room, and contemporary kitchen.

Upstairs, the property offers three well-proportioned bedrooms, all finished to a high standard and ready for immediate occupation. Along with a family bathroom and separate WC.

Externally, the home benefits from a large rear garden and the rare advantage of a private driveway, providing convenient off-street parking. The property is situated in a well-established residential area, close to local amenities, schools, and transport links.



Entrance Hall

Bright entrance hall, accessed via the uPVC front door, with stairs leading to the first floor and doors leading to the lounge, dining room and kitchen. With vinyl flooring, radiator and small uPVC window.

Lounge

10'6" x 11'4"

Neutrally decorated with uPVC bay window, radiator and carpet flooring.

Dining Room

10'7" x 13'10"

Neutrally decorated with uPVC window, radiator and carpet flooring.

Kitchen

6'4" x 10'10"

Fitted with white wall and base units, with wood effect worktops and integrated oven, hob and extractor fan. With vinyl flooring, radiator and uPVC door leading to the rear garden.

Bedroom 1

13'1" x 13'10"

Spacious room featuring a uPVC bay window and smaller uPVC window providing ample daylight. With neutral decor, carpet flooring and radiator.

Bedroom 2

8'10" x 12'2"

Well-proportioned room with neutral decor, storage cupboard, carpet flooring and radiator.

Bedroom 3

8'2" x 8'0"

Neutrally decorated with uPVC window, carpet flooring and radiator.

Bathroom

5'1" x 5'9"

Bathroom with bath and overhead shower, pedestal sink basin, uPVC window, radiator and vinyl flooring.

W.C.

Separate W.C. with frosted uPVC window and vinyl flooring.

Rear Garden

The rear garden offers a generous outdoor space laid mainly to lawn, is enclosed by timber fencing and features a garden shed for storage.

Front External

Private driveway providing off-street parking.

Additional Information

- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - A
- Energy Performance Certificate Rating (EPC) - C
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate Agents have not tested any apparatus, equipment, fixtures or services, so cannot confirm that they are in working order and the property is sold on this basis.

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Mortgages

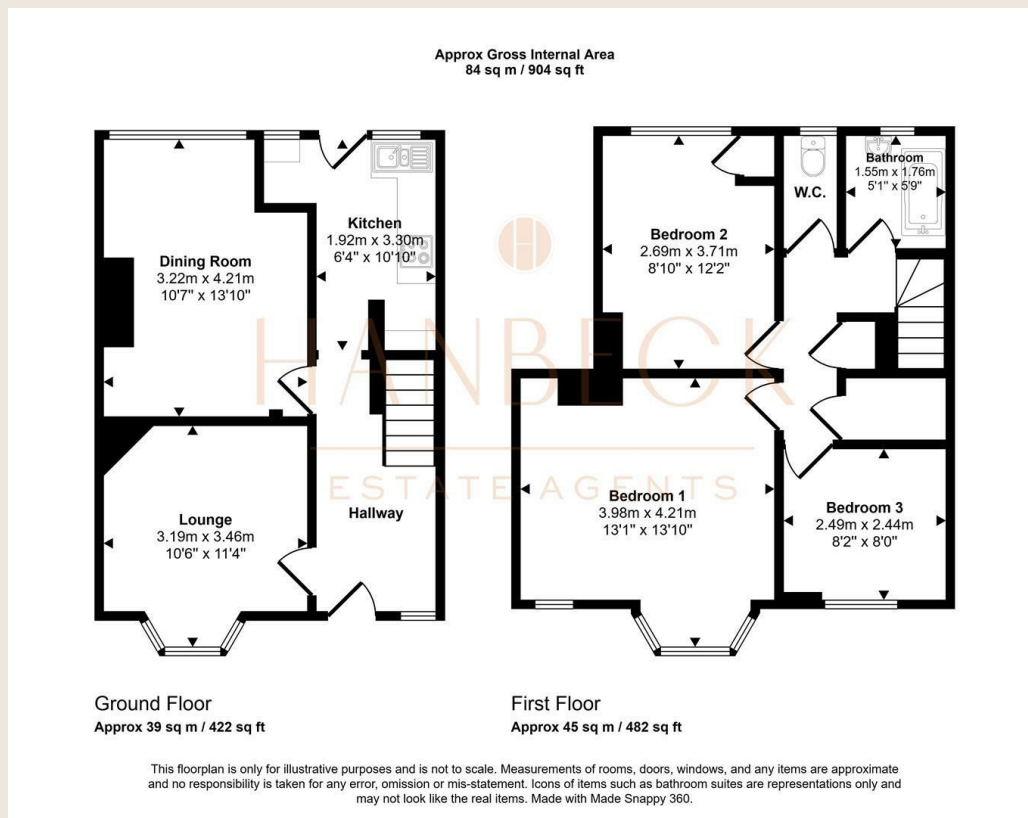
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Local Authority **Hull City Council**
Council Tax Band **A**
EPC Rating **C**



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