



1 Meadow Rise, Hull, HU11 4AN
£167,500



Situated in a tucked-away cul-de-sac position in Aldbrough, this three-bedroom semi-detached home offers an excellent opportunity for buyers looking to put their own stamp on a property.

The accommodation comprises a kitchen, lounge with French doors opening onto the rear garden, and a downstairs W.C. To the first floor are three bedrooms and a family bathroom.

Outside, there is an enclosed rear garden and private parking to the side of the property.

Offering plenty of potential to personalise and enhance, this property is likely to appeal to first-time buyers, families and investors alike.

EPC: E
Council Tax: B
Tenure: Freehold

Entrance Hall

Staircase off of the kitchen.

Cloakroom (W.C)

W.C, Hand wash basin, Partly tiled walls and vinyl floor.

Lounge

15'4" x 13'8" (4.69 x 4.19)

Gas fireplace, Radiator and laminate flooring.





Kitchen Diner

13'1" x 11'11" (3.99 x 3.64)

Front facing window, Fitted wall and base units, Work surfaces, One and a half bowl, stainless, single drainer sink, Space and plumbing for washing machine, Intergrated fridge freezer, Gas hob, Built in electric oven, Partly tiled walls, Extractor fan, Radiator and a cupboard housing the boiler.

First Floor Landing

Includes loft access, Cupboard and radiator.

Master Bedroom

13'0" x 9'4" (3.97 x 2.86)

Two front facing windows, Built in cupboards, Radiator and a laminate floor.

Bedroom 2

10'4" x 9'1" (3.16 x 2.77)

Rear facing window, Laminate floor and radiator.

Bedroom 3

10'4" x 5'11" (3.16 x 1.82)

Rear facing window, Laminate floor and radiator.

Bathroom

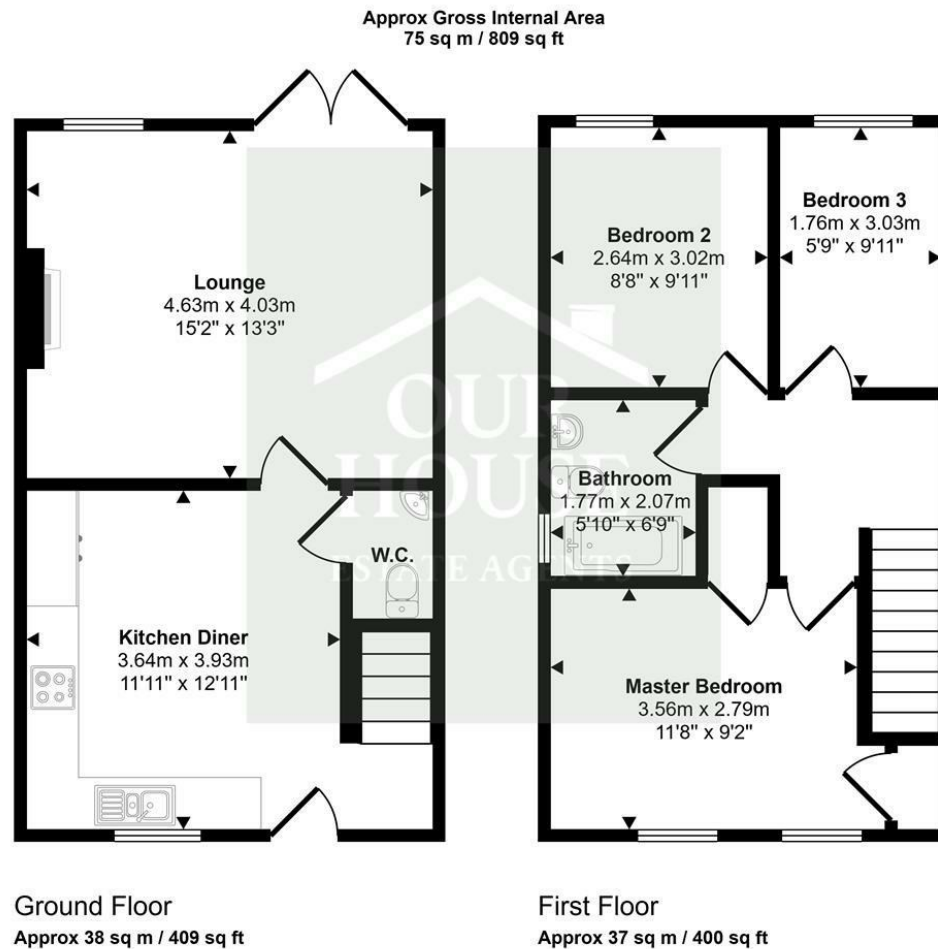
6'9" x 5'10" (2.07 x 1.8)

Window facing the side of the property, W.C, Hand wash basin, Panelled bath with shower over, Partly tiled walls, Extractor fan, Radiator and vinyl flooring.

Rear Garden

Paved area, Garden shed, Wall and fenced boundaries and planted borders.



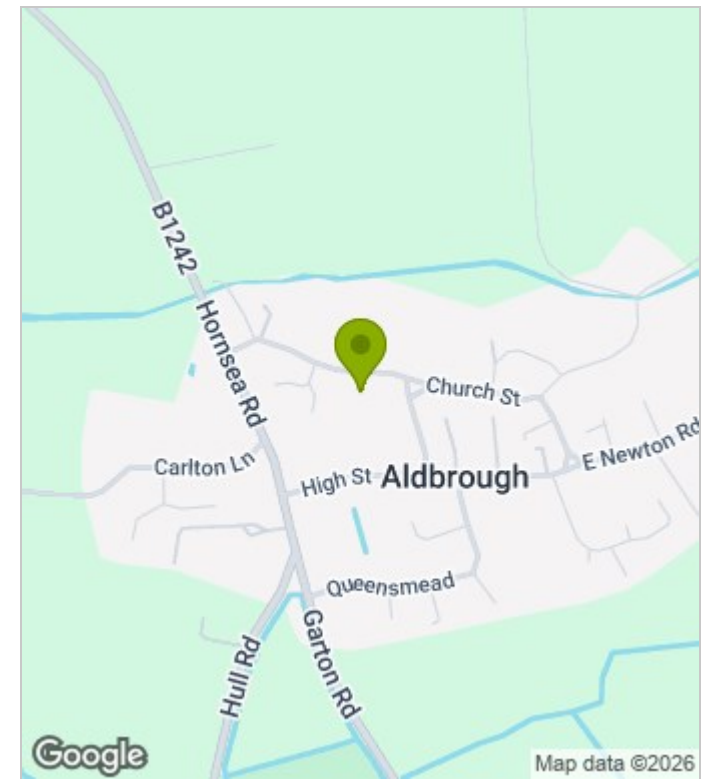


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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