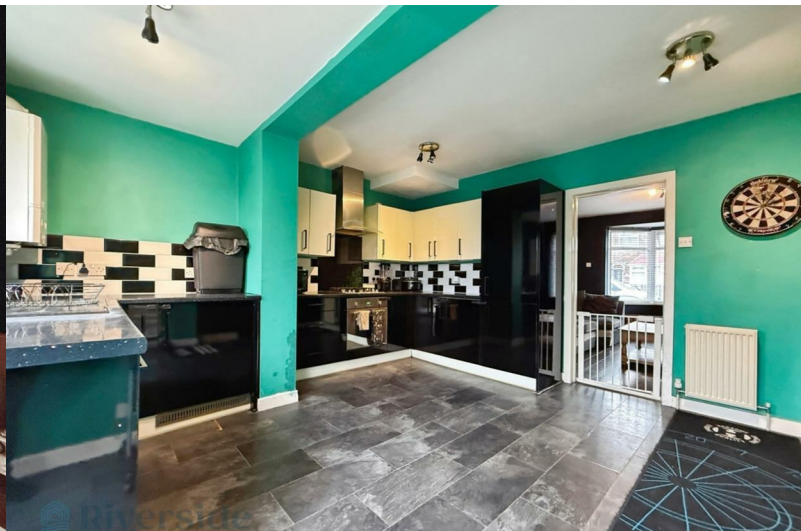
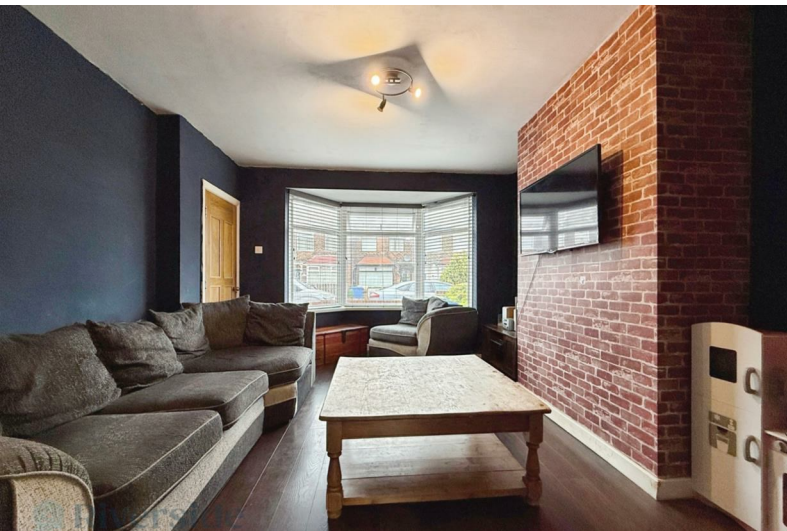




78 Northfield Avenue

, Hesse, HU13 9DL

£145,000



78 Northfield Avenue

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£145,000



Ground Floor

Entrance Hallway

Accessed via a double glazed entrance door, with radiator and staircase leading to the first floor.

Living Room

15'3" x 12'2" (4.65m x 3.72m)

A well-proportioned living space positioned to the front of the property, featuring a UPVC double glazed bay window allowing for plenty of natural light, laminate flooring, radiator and a useful under-stairs storage cupboard.

Dining Kitchen

15'0" x 13'8" (4.59m x 4.19m)

A spacious and extended kitchen to the rear, fitted with a range of wall and base units with complementary work surfaces and tiling to splashback areas. Integrated appliances include a gas hob, electric oven with extractor over, fridge, freezer, dishwasher and dryer, with additional plumbing for a washing machine. There is ample space for dining, along with laminate flooring, radiator, a rear-facing UPVC double glazed window and double glazed French doors opening out onto the decking area.

First Floor

Central Landing

With a front-facing UPVC double glazed window and staircase providing access to the loft area.

Bedroom One

9'4" x 11'9" (2.86m x 3.60m)

A good-sized double bedroom to the front with UPVC double glazed window and radiator.

Bedroom Two

9'3" x 8'11" (2.83m x 2.73m)

A well-proportioned second bedroom to the rear, with UPVC double glazed window and radiator.

Shower Room

5'4" x 5'11" (1.64m x 1.81)

Fitted with a modern three-piece suite comprising walk-in shower, wash hand basin set upon vanity unit with storage and WC, complemented by a heated towel rail and UPVC double glazed window.

Loft Room

13'7" x 9'6" (4.15m x 2.90m)

Accessed via a fixed staircase, the loft provides useful additional space with a roof window, laminate flooring, radiator and built-in storage.

Externally

To the front is a low-maintenance garden, while the rear enjoys a pleasant enclosed space with decking, ideal for outdoor seating. The garden is fully enclosed with fencing, includes a shed for storage, and benefits from gated access to the rear ten-foot, providing parking options.

Council Tax Band

We have been advised the property is council tax band B, payable to East Riding of Yorkshire Council.

ADDITIONAL INFORMATION

Tel: 01482 322411

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.



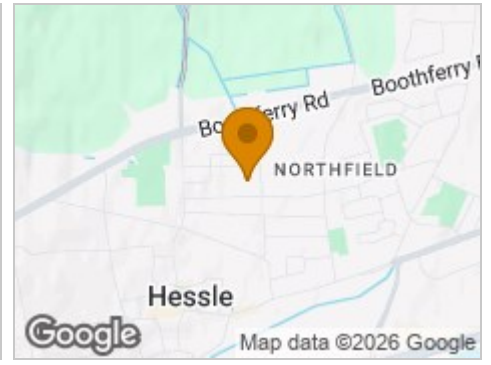
Road Map



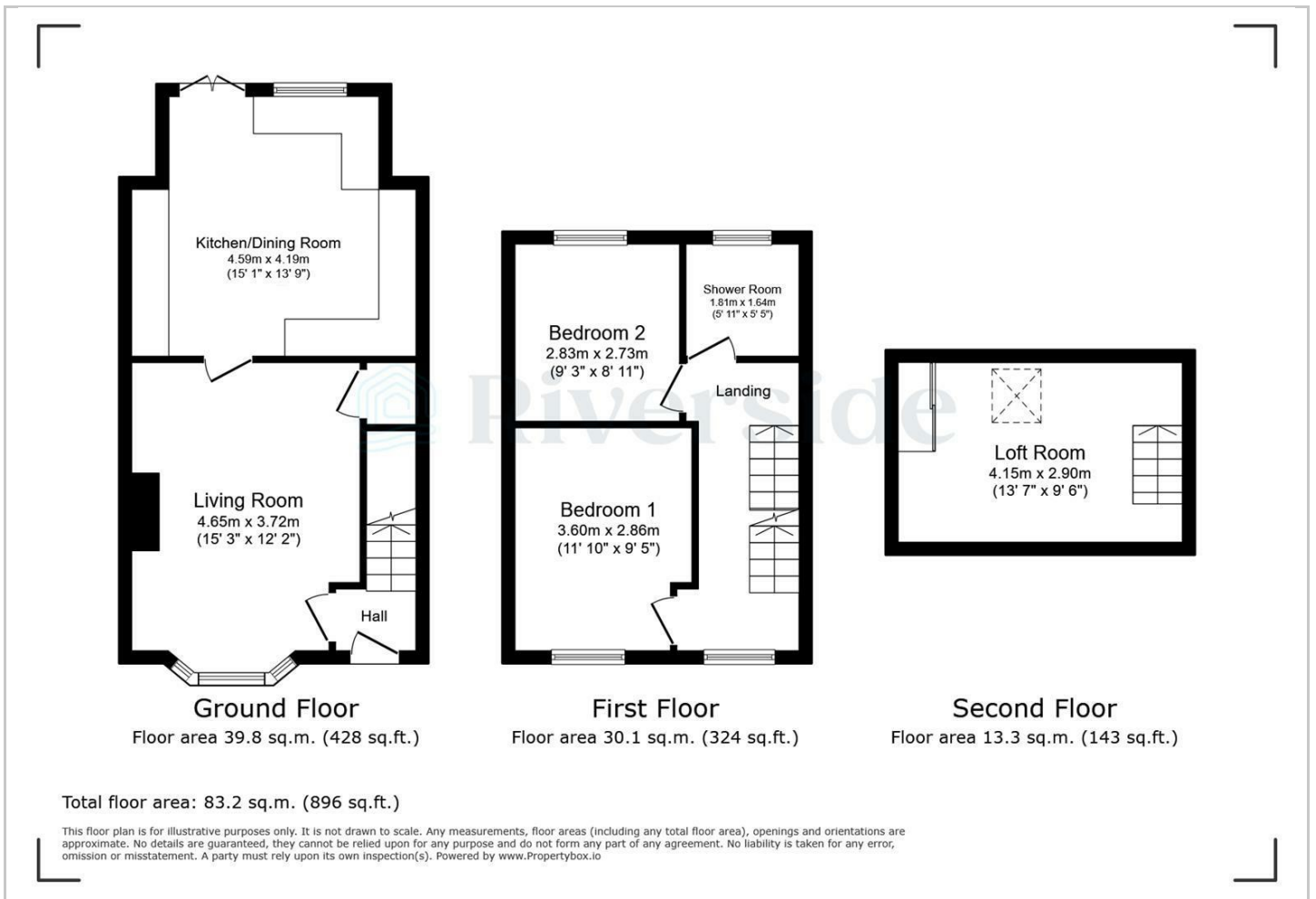
Hybrid Map



Terrain Map



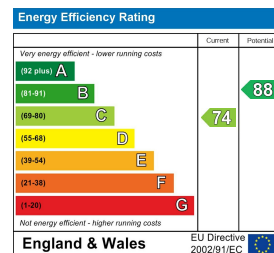
Floor Plan



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.