



## 60 County Road North

, Hull, HU5 4HL

Offers over £139,950



Offered for sale with no onward chain, is this excellently proportioned, traditional bay fronted mid terrace property on County Road North. A popular and sought after location, with excellent road links, a great catchment area for many of the local schools and Wyke College, close to Hull University and shops and other amenities close by, making this a great buy for a families and first time buyers alike.

Having been a much loved family home for many years, this charming property offers a blank canvas, ready for its new owner to make their own. Benefitting from gas central heating via modern combi boiler and UPVC double glazing throughout, the property briefly comprises; to the ground floor, spacious and welcoming entrance hallway, bay fronted lounge/ diner and a kitchen to the rear.

To the first floor is a central landing, three well proportioned bedrooms, and the shower room with a three piece suite.

Externally, there are beautifully kept and enclosed gardens to the front and rear, with the rear garden having access to the old coal house and additional storage.

Early viewing highly recommended and can be arranged via our office.



## Ground Floor

### Entrance Hallway

Welcoming entrance through double glazed composite door to the front, with fixed staircase to the first floor level, under stairs storage, carpet flooring and radiator.

Lounge area 16'0" x 11'7" (4.89m x 3.54m)

With UPVC double glazed bay window to the front, gas fireplace with marble effect hearth and surround, carpet flooring and radiator. opening into:

Dining Area 8'10" x 7'10" (2.71m x 2.41m)

With double glazed sliding patio doors to the rear, carpet flooring continuing through, radiator and access into:

Kitchen 8'9" x 9'11" (2.68m x 3.04m)

With UPVC double glazed window and door to the rear. Fitted with a range of base and wall mounted units laminated worksurfaces and tiling to splashback areas, inset stainless steel sink unit and walk in pantry cupboard.

## First Floor

### Central Landing

Providing access to all first floor rooms.

Bedroom One 15'11" x 12'7" (4.86m x 3.85m)

Generous double bedroom to the front with UPVC double glazed bay window, fitted cupboards for storage and radiator.

Bedroom Two 10'5" x 13'10" (3.19m x 4.24m)

Double bedroom to the rear with UPVC double glazed window, radiator and wall mounted gas combi boiler.

Bedroom Three 8'9" x 7'8" (2.69m x 2.34m)

A good sized third bedroom with UPVC double glazed window to the front and radiator,

Bathroom 5'7" x 6'5" (1.72m x 1.97m)

With a three piece suite, comprising open shower, pedestal sink and low level WC. With tiling to splashback areas, UPVC double glazed window and radiator.

## Externally

Outside to the front is a well maintained and enclosed garden, with gate access from the street and mainly laid to lawn with planted shrubbery. The side has a passage way to the rear garden. The rear is enclosed and mostly laid to lawn with trees and shrubbery and patio area for seating. To the rear is also the old coal house and outbuildings for secure storage.

## Council Tax Band

We have been advised the property is council tax band B, payable to Hull City Council.

## ADDITIONAL INFORMATION

Tenure:

Freehold

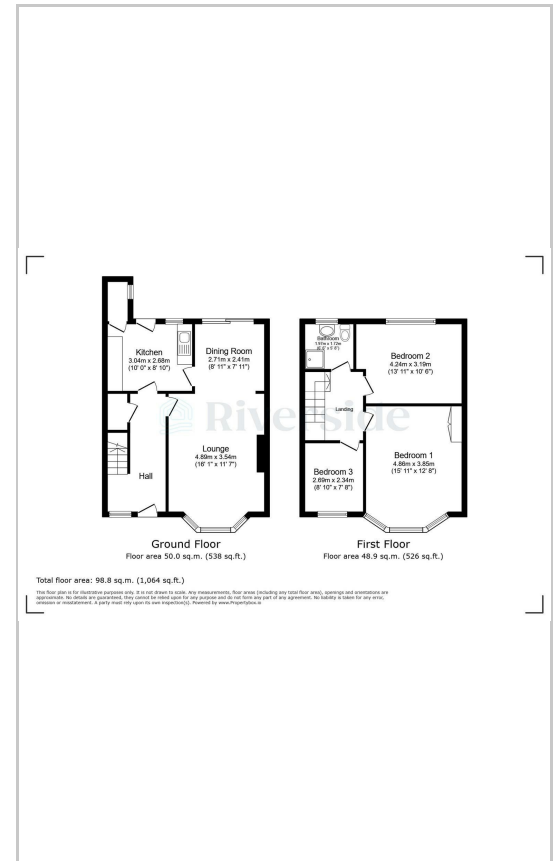
## Disclaimer:

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.

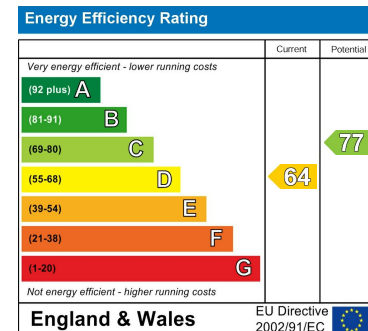
## Area Map



## Floor Plans



## 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.

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