



## 1 Follifoot Drive

, Hull, HU4 6JQ

£160,000



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## Ground Floor

### Entrance Hallway

Welcoming access to the front via double glazed door, hallway with fixed staircase to the first floor, radiator and carpet flooring.

### WC

4'8" x 2'11" (1.43m x 0.91m)

Fitted with a white two piece suite, comprising low level WC and sink unit. With UPVC double glazed window to the front, radiator and the gas boiler.

### Kitchen

13'4" x 11'5" (4.08m x 3.50m)

With UPVC double glazed window to the front, fitted with a range of base and wall mounted units, laminated work surfaces and tiling to the splashback areas, inset composite sink unit, inset gas hob with extractor over and built in oven below, space for washing machine and fridge/freezer. With a vinyl flooring and radiator.

### Lounge

14'6" x 11'5" (4.43m x 3.49)

A bright and spacious lounge to the rear, with UPVC double glazed window and UPVC French doors opening out to the rear garden. With under stairs storage cupboard, carpet flooring and radiator.

## First Floor

### Central Landing

Central landing providing access to all first floor rooms as well as loft hatch into a partially boarded loft space for storage.

## Bedroom One

14'7" x 9'7" (4.45m x 2.94m)

A generous double bedroom to the front, with two UPVC double glazed windows, airing cupboard for storage, carpet flooring and radiator.

## Bedroom Two

7'9" x 9'7" (2.38m x 2.93m)

To the rear, with UPVC double glazed window, carpet flooring and radiator.

## Bedroom Three

6'5" x 6'7" (1.97m x 2.03m)

To the rear, with UPVC double glazed window, carpet flooring and radiator.

## Bathroom

8'5" x 5'3" (2.58m x 1.62m)

Fitted with a modern three-piece suite in white, comprising panelled bat with electric shower over, pedestal sink and low level WC. With tiling to splashback areas and radiator.

## Externally

Outside, the front is mostly gravelled, creating additional parking or low maintenance garden. The rear is enclosed and mostly laid to lawn and a patio area for seating, with shed for storage and outside tap. Beyond the rear garden is further gated driveway, creating additional secure parking.

## Council Tax Band

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

## ADDITIONAL INFORMATION

Tel: 01482 322411

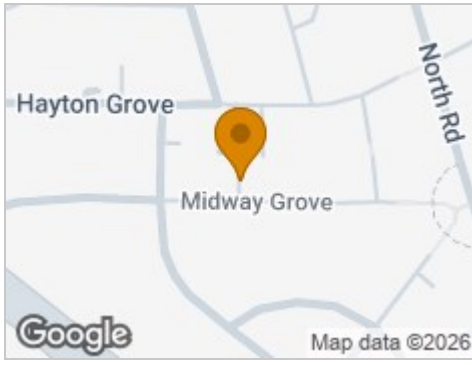
Tenure:  
Freehold

**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



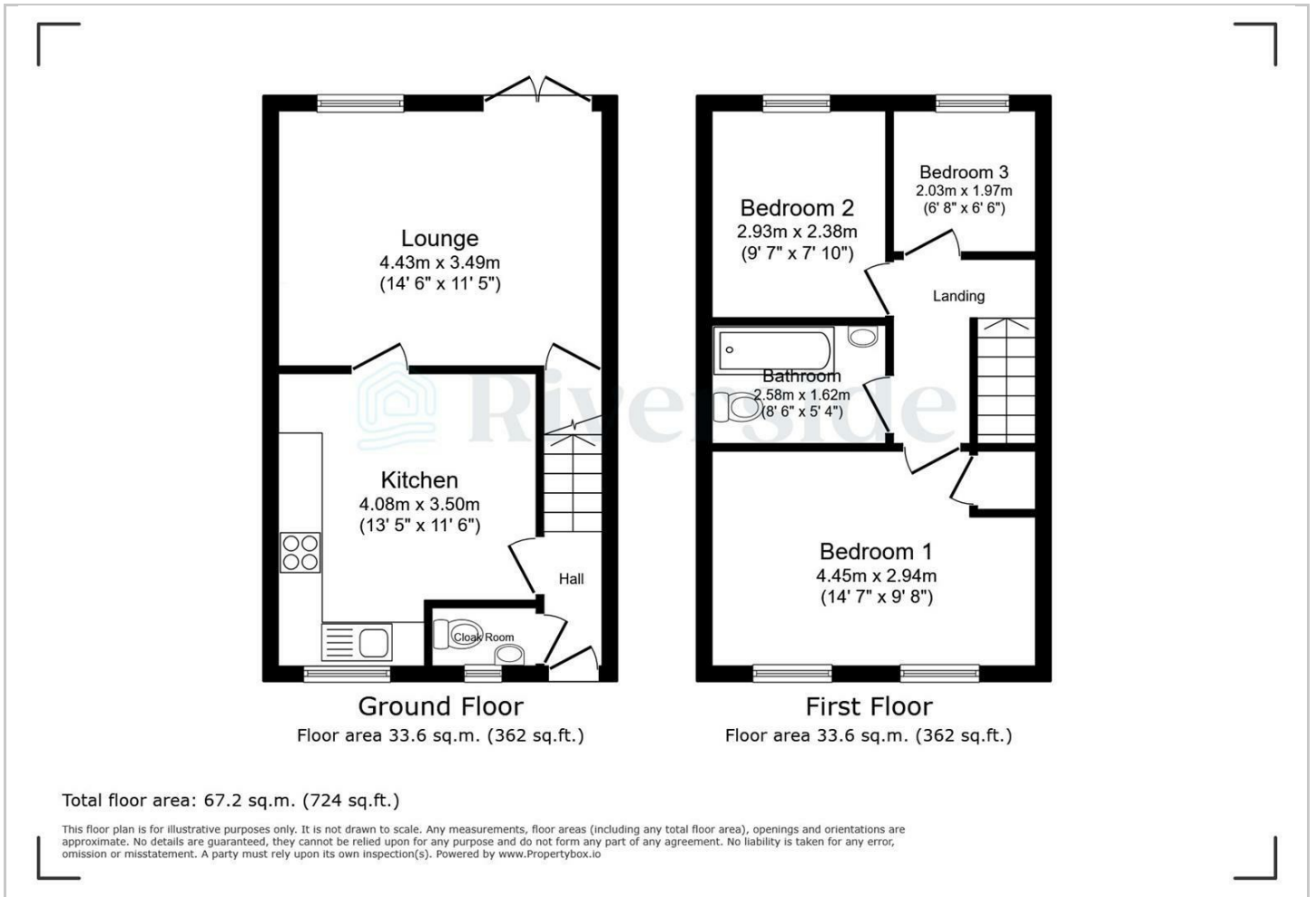
## Hybrid Map



## Terrain Map



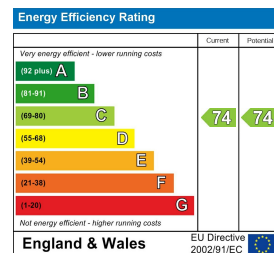
## Floor Plan



## 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.