



## 106 Somerset Street

, Hull, HU3 3QH

Offers over £120,000



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## Ground Floor

### Entrance Hallway

Entrance to the front via UPVC double glazed door, with fixed staircase to first floor level and radiator.

### Lounge/Diner

26'1" x 10'9" (7.96m x 3.30m)

A deceptively large space, with UPVC double glazed window to the front, UPVC double glazed window to the rear, under stairs storage cupboard, carpet flooring and two radiators.

### Kitchen

11'10" x 8'9" (3.61m x 2.67m)

With UPVC double glazed window to the side and UPVC double glazed door to the rear garden. Kitchen fitted with a range of base and wall mounted units, laminated work surfaces, tiling to splashback areas, inset stainless steel sink unit, inset hob with extractor over and built in double oven.

## First Floor

### Central Landing

Split level landing to the first floor providing access to all rooms

### Bedroom One

14'4" x 11'9" (4.39m x 3.59m)

Generous double bedroom to the front with UPVC double glazed window, carpet flooring and radiator.

### Bedroom Two

9'1" x 12'0" (2.77m x 3.68m)

Second double bedroom with UPVC double glazed window to the rear, laminate flooring and radiator.

### Bedroom Three

6'9" x 8'7" (2.08m x 2.64m)

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

### Bathroom

4'11" x 5'4" (1.51m x 1.65m)

Fitted with a three-piece suite in white, comprising panelled bath with shower over, low level WC and pedestal sink unit. With Fully tiled walls, radiator and UPVC double glazed window to the side.

### Externally

Outside, the property has an enclosed forecourt garden with brick wall to the front and gated access. The rear is enclosed and mostly gravelled for ease of maintenance and a patio area for seating. A gate provides access to a passage which leads back to the street.

### Council Tax Band

We have been advised the property is council tax band A, 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.



## Road Map



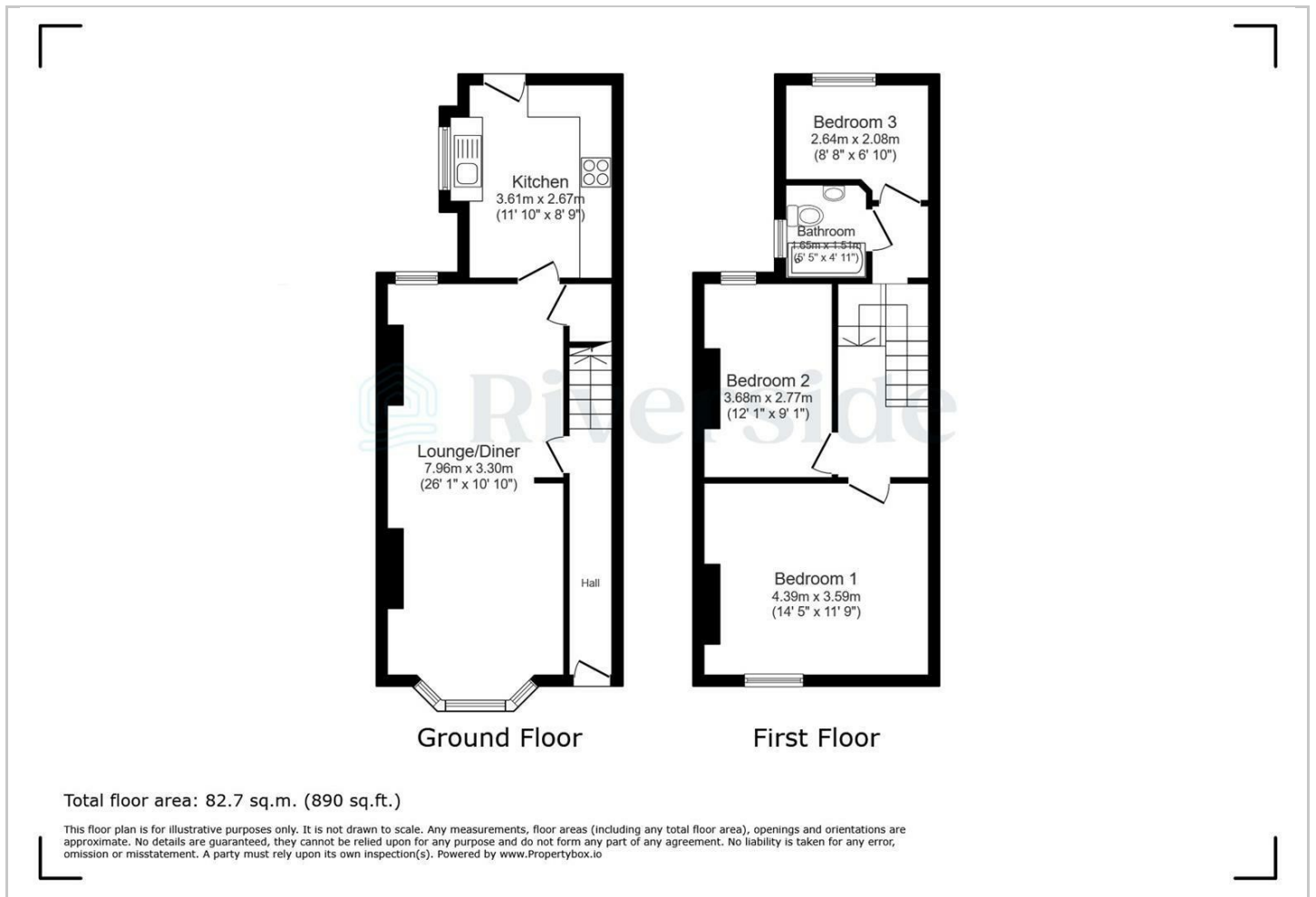
## Hybrid Map



## Terrain Map



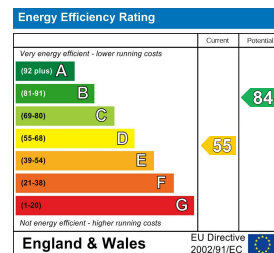
## Floor Plan



## 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.