



**77 Bristol Road**  
Hull, HU5 5XJ

Offers over £110,000



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## Ground Floor

### Entrance Hallway

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

### Lounge area

10'11" x 13'3" (3.35m x 4.05m)

With UPVC double glazed window to the front, feature fireplace, carpet flooring and radiator.

### Dining area

13'10" x 6'5" (4.23m x 1.98m)

With carpet flooring and under stairs storage cupboard.

### Kitchen

13'2" x 7'1" (4.03m x 2.18m)

With UPVC double glazed window to the front. Fitted with a range of base and wall mounted units, laminated work surfaces, tiling to splashback areas, inset stainless steel sink unit, inset four ring gas hob and built in oven below.

### Lobby

With UPVC double glazed window to the rear garden.

### WC

4'2" x 4'1" (1.28m x 1.25)

Fitted with a low level WC and sink. With UPVC double glazed window to the side and radiator.

## First Floor

### Central Landing

Providing access to all first floor rooms.

## Bedroom One

10'1" x 13'10" (3.09m x 4.23m)

A generous double bedroom to the front with two UPVC double glazed windows, built in cupboard above the stairs, carpet flooring and radiator.

## Bedroom Two

8'1" x 9'8" (2.48m x 2.96m)

With UPVC double glazed window to the rear, carpet flooring and radiator.

## Bathroom

5'5" x 5'1" (1.66m x 1.55)

Fitted with a three-piece suite, comprising panelled bath with shower over, pedestal sink and low level WC. With tiling to the walls, UPVC double glazed window to the rear and radiator.

## Externally

Outside, the property has a gravelled driveway to the front (could be turned into off street parking with relevant permissions/ following Hull City Council guidelines). The rear garden is mostly laid to lawn and hardstanding to the end of the garden that could be further turned into off street parking or used for shed/ storage.

## Council Tax Band

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

## ADDITIONAL INFORMATION

### Tenure:

Leasehold - 999 years less 21 days from 24 June 1938

Ground Rent:  
£5 per annum

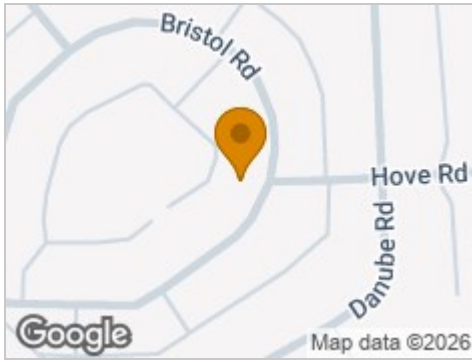
Service Charge:  
£0 payable

**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



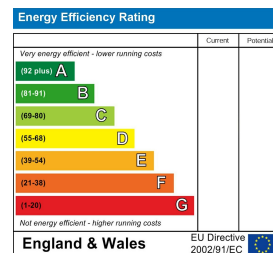
## Floor Plan



## 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



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