



Etherington Road, Hull HU6 7JP

welcome to

Etherington Road, Hull

Located on Etherington Road, this 3 bedroom mid terrace property has convenient off street parking, is close to local amenities and is an ideal property for a newly growing family.



Entrance Hall

With a door to the front leading into the property, a radiator and stairs leading to the upper floor.

Lounge/ Dining Room

25' 9" x 11' 1" (7.85m x 3.38m)

With a coal fire, storage cupboards, two radiators and a double glazed bay window to the front.

Kitchen

16' 9" x 11' 7" (5.11m x 3.53m)

Housing a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, an integrated fridge freezer, an integrated double oven, an integrated hob, a cooker hood, plumbing for a washing machine, a radiator and a double glazed window to the rear.

Bedroom 1

11' 3" x 11' 7" plus bay (3.43m x 3.53m plus bay)

With a radiator and a double glazed window to the front.

Bedroom 2

12' x 9' 4" (3.66m x 2.84m)

With a radiator and a double glazed window to the rear.

Bedroom 3

8' x 8' 7" (2.44m x 2.62m)

With a radiator and a double glazed window to the rear.

Bathroom

With a W/C, a vanity wash hand basin, a bath with shower over, a ladder radiator and a double glazed window to the front.

Front Garden

With a driveway providing off road parking and a gate leading to the rear garden.

Rear Garden

With a lawned area, shrubs and a wooden fence.



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welcome to

Etherington Road, Hull

- Open plan lounge/diner
- Close to local amenities
- Ideal for growing family
- Convenient off street parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£175,000



directions to this property:

See below map for property location, for more information on the local area please contact your local sales team on: 01482 447748.



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
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