



## 96 Graham Avenue Hessle Road

, Hull, HU4 7AW

£115,000



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## Summary

Offered for sale is this well proportioned two bedroom terraced property, set on a cul-de-sac off Hessle Road. Ideally located for all local amenities, including access to Hessle, a range of shops, and regular bus links into Hull City Centre and beyond.

Offering ready to move into accommodation but priced to reflect the need for some TLC, this spacious home would suit a first time buyer looking to make a house their own.

With gas central heating and UPVC double glazed windows, the property is arranged over two floors and briefly comprises; to the ground floor, entrance hallway, bay fronted lounge and dining kitchen to the rear.

To the first floor is a landing, two well proportioned bedrooms, with a fitted cupboard to the main bedroom and the house bathroom with a three-piece suite.

Externally, to the front is a gravelled garden and to the rear is an enclosed west facing garden, with lawn and patio area, gated access to ten foot beyond and a single garage.

Viewing essential and can be arranged via our office!

## Ground Floor

### Entrance Hallway

Entrance to the front via UPVC double glazed door.

Hallway with fixed staircase to first floor and radiator.

### Lounge

14'9" x 14'0" (4.50m x 4.29m)

Spacious room to the front with UPVC double glazed bay window to the front, feature fireplace housing a gas fire, carpet flooring and radiator.

### Dining Kitchen

15'2" x 9'6" (4.64m x 2.92m)

To the rear, with UPVC double glazed window and UPVC French doors opening out to the garden. Kitchen fitted with a range of base units, with laminated worksurfaces and matching breakfast bar, inset stainless steel sink unit, freestanding cooker set within the chimney breast and space for washing machine and fridge freezer. Dining area with space for dining table and a radiator.

## First Floor

### Landing

Providing access to all first floor rooms.

### Bedroom One

12'4" x 12'1" (3.78m x 3.69m)

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

### Bedroom Two

9'6" x 7'10" (2.92m x 2.40m)

Small double to the rear with double glazed window, gas fired boiler, carpet flooring and radiator.

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## Bathroom

6'9" x 5'10" (2.08m x 1.79m)

Fitted with a three-piece suite in white, comprising panelled bath with shower over, pedestal sink unit and low level WC. With UPVC double glazed window, tiling to splashback areas and radiator.

## Externally

Externally, to the front is a gravelled garden with hedge to sides and front. The rear is enclosed and mostly laid to lawn and a patio area for seating. To the end of the garden is gated access to the ten foot beyond. A single garage is also to the end of the garden with access from the ten foot and by a door on the side into the garden.

## 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.



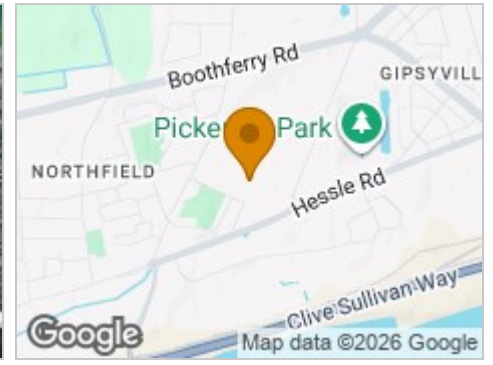
## Road Map



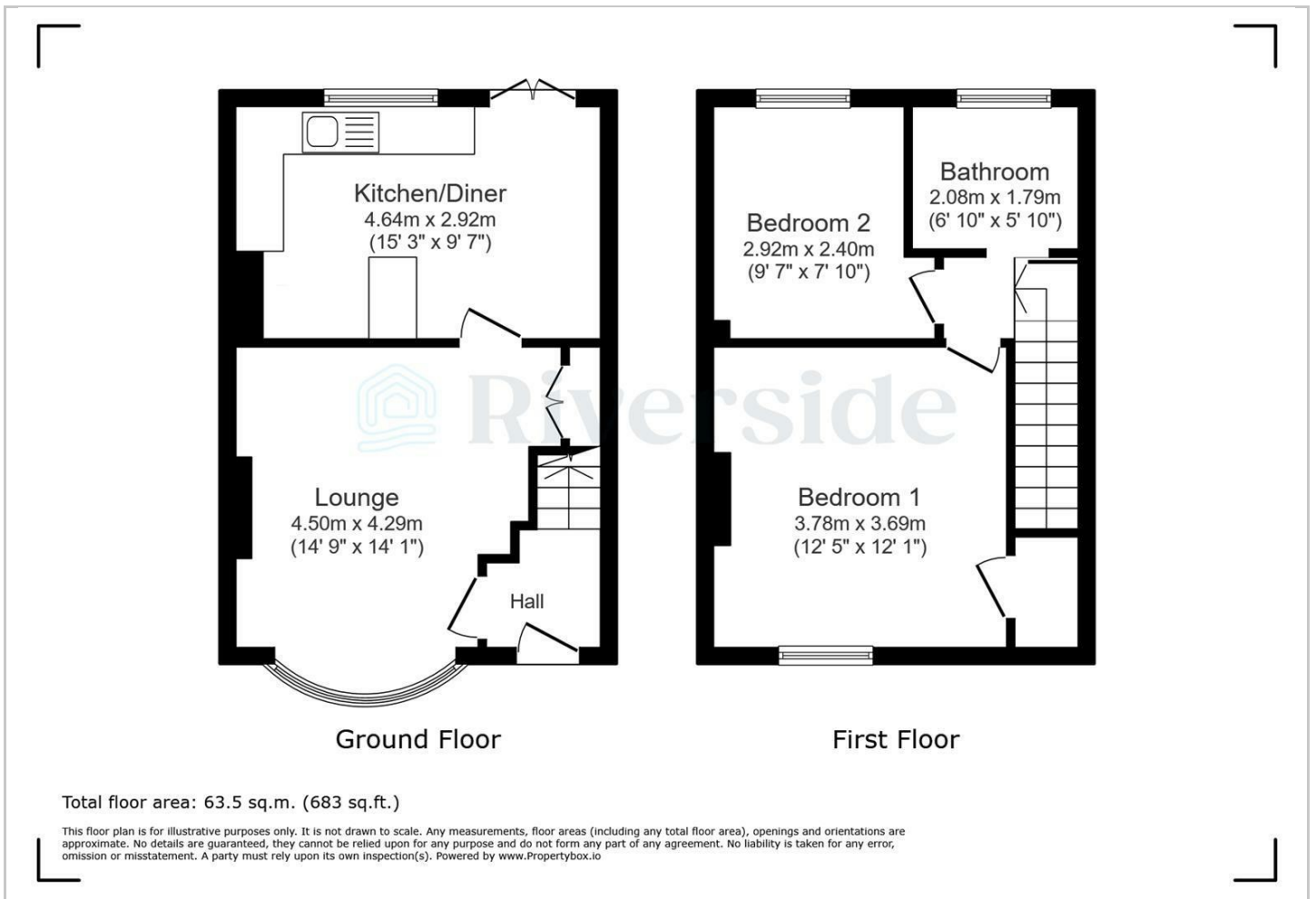
## Hybrid Map



## Terrain Map



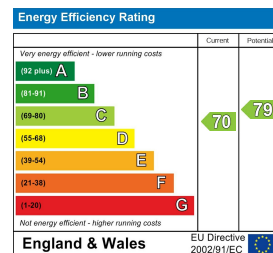
## Floor Plan



## 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.