



Alexandra Road, Hull HU5 2NT

welcome to

Alexandra Road, Hull

This three bedroom house is situated in a prime location, walking distance to shops, cafes, schools and bus links into the city centre. The property is also sold chain free.



Entrance Hall

With a door to the front leading into the property, stairs leading to the upper floor and access to the lounge and dining room.

Lounge

11' 10" Plus Bay x 10' 10" (3.61m Plus Bay x 3.30m)

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

Dining Room

11' 7" x 10' 4" (3.53m x 3.15m)

With a storage cupboard, a radiator and a double glazed window to the rear.

Kitchen

15' 6" x 7' 4" (4.72m x 2.24m)

Housing a fitted kitchen with a range of wall and base units, complementing work surfaces, a stainless steel sink and drainer unit, an integrated electric hob, an integrated electric oven, a cooker hood, space for a fridge freezer, plumbing for a washing machine, space for a dryer, a double glazed window to the side and a door leading to the rear garden.

Bedroom 1

14' 1" x 11' 10" (4.29m x 3.61m)

With a storage cupboard, a radiator and a double glazed window to the front.

Bedroom 2

11' 7" x 8' 5" (3.53m x 2.57m)

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

Bedroom 3

13' x 17' 4" (3.96m x 5.28m)

Situated on the second floor, there is a radiator and a sky light to the front.

Shower Room

With a W/C, a wash hand basin, a walk in shower, a ladder radiator, a boiler unit and a double glazed window to the rear.

Front Garden

With a path leading to the door, a brick wall and a wooden gate.

Rear Garden

An easy to maintain yard with a brick wall and a wooden gate.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Alexandra Road, Hull

- Chain Free Family Home in a Highly Desirable Location
- Close to Highly Regarded Schools, Hull University, Shops and Local Amenities
- Superb Transport Connections with Direct Routes to the City Centre
- Excellent Investment Potential and Ideal First Time Purchase
- Stylish Kitchen Featuring Integrated Appliances

Tenure: Freehold EPC Rating: C

Council Tax Band: A

directions to this property:

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
NEA120624 - 0005

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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