





## THE LOCATION

Kingston Upon Hull is a port city in East Yorkshire. Hull city centre has an extensive range of amenities and facilities to include main line railway station and bus service station. Nearby motorway access can be gained by the A63/M62 and further trunk routes over the Humber Bridge.

## THE PROPERTY

An ideal starter home, this two bedroom semi detached property would be perfect for first time buyers or investors. Well presented and offering well proportioned accommodation throughout the property offers entrance porch, living room, kitchen, two bedrooms and a bathroom. Benefitting from front and rear gardens, driveway providing ample off street parking and a garden shed. UPVC double glazing. Gas central heating. We would highly recommend a viewing to fully appreciate the accommodation on offer.



## THE ACCOMMODATION COMPRISES:-

### GROUND FLOOR

#### ENTRANCE PORCH 3'8" x 3'2" (1.12m x 0.97m)

Having a UPVC double glazed front entrance door leading to the porch with UPVC double glazed window to the front elevation, laminate flooring and a radiator.

#### LIVING ROOM 13'1" x 12'4" (4.00m x 3.75m)

With a UPVC double glazed window to the front elevation, laminate flooring, stairs to the first floor accommodation, feature gas fireplace, coving to ceiling and a radiator.

#### KITCHEN 13'1" x 8'2" (3.99m x 2.50m)

UPVC double glazed window to the rear elevation, UPVC double glazed rear entrance door, tiled flooring, part tiled walls and a radiator. Fitted with a range of wall and base units, work surfaces, integrated oven with gas hob, extractor fan over, stainless steel sink unit, plumbed for washing machine and an extractor fan.

### FIRST FLOOR:-

#### LANDING

Loft access, carpet flooring and a radiator.

#### BEDROOM ONE 13'1" into wardrobes x 8'10" into wardrobes (4.00m into wardrobes x 2.69m into wardrobes)

UPVC double glazed window to the front elevation, laminate flooring, fitted wardrobes to one wall, shelving unit and a radiator.

#### BEDROOM TWO 8'6" x 6'8" plus recess (2.58m x 2.04m plus recess)

UPVC double glazed window to the rear elevation, laminate flooring, built in cupboard and a radiator.

#### BATHROOM 6'3" x 5'6" (1.91m x 1.68m)

Having a UPVC double glazed window to the rear elevation, vinyl flooring, fully tiled walls and a radiator. Three piece white suite comprising:- bath with electric shower over, low level WC and wash hand basin.

### OUTSIDE:-

#### FRONT GARDEN

Lawned garden to the front with paved driveway to the side providing ample off street parking for several vehicles.

#### REAR GARDEN

Gated access from the front of the property, the rear garden offers a paved patio seating area immediately beyond the house leading to lawn with mature shrubs.

### ADDITIONAL INFORMATION:-

#### SERVICES

Gas, electricity and water. Telephone subject to renewal with Kingston Communications.

#### APPLIANCES

No appliances have been tested by the agent.

#### LOCAL AUTHORITY

East Riding Of Yorkshire Council

#### TENURE

Freehold

#### VIEWING

By appointment with the agent.

### OPENING HOURS

9 am - 5:30 pm Monday to Friday

9 am - 3 pm Saturday

10.30 am - 1 pm Sunday

9 am - 1 pm Bank Holidays

### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email [mortvals@dial.pipex.com](mailto:mortvals@dial.pipex.com).

### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01482862846 for further information or to arrange for one of our valuers to call.

### MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff.

A broker fee of £199 will be charged on application.

**Your home may be repossessed if you do not keep up repayments on your mortgage.**

Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.

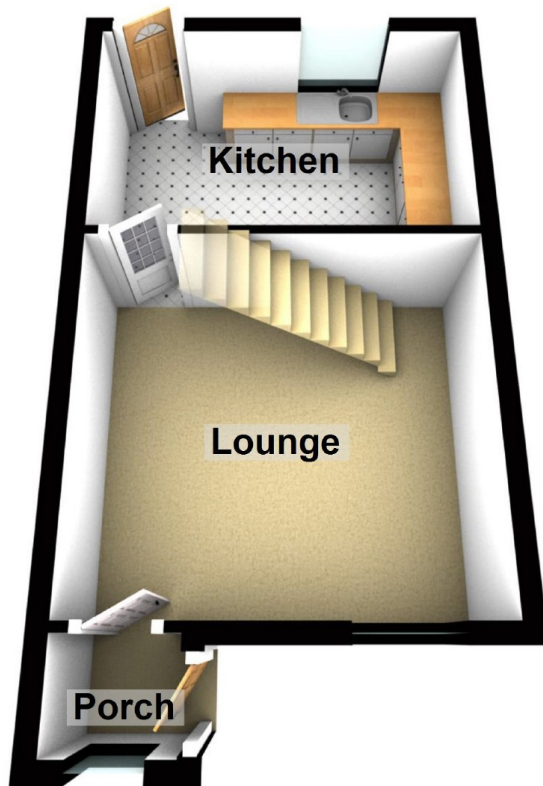




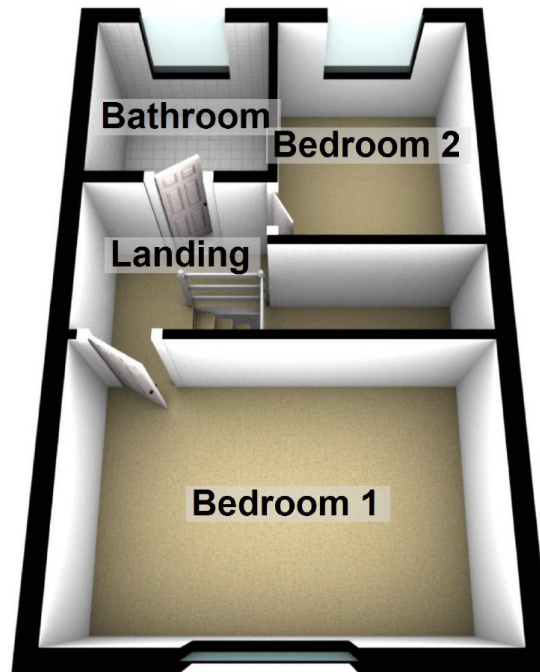
## Floor Plan

This plan is for illustrative purposes only

### Ground Floor



### First Floor



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| Energy Efficiency Rating                    |           |  | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |  |
|---|-----------|--|---|-----------|--|
| Current                                     | Potential |  | Current   | Potential |  |
| Very energy efficient - lower running costs |           |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |  |
| A   |           |  | A   |           |  |
| B   |           |  | B   |           |  |
| C   |           |  | C   |           |  |
| D   |           |  | D   |           |  |
| E   |           |  | E   |           |  |
| F   |           |  | F   |           |  |
| G   |           |  | G   |           |  |
| Not energy efficient - higher running costs |           |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |  |
| EU Directive 2002/91/EC                     |           |  | EU Directive 2002/91/EC   |           |  |
| England & Wales                             |           |  | England & Wales   |           |  |

