



**Burniston Road, HULL HU5 4JX**

**welcome to**

**Burniston Road, HULL**

Situated on one of the most sought-after streets in the ever-popular HU5 area, this exceptional property enjoys close proximity to a wealth of local amenities, highly regarded schools, and excellent transport links into the City Centre.



### **Entrance Hall**

With a door to the front leading into the property, a radiator, stairs leading to the upper floor, a storage cupboard under the stairs and access to the lounge, dining room and kitchen.

### **Lounge**

13' x 15' 3" ( 3.96m x 4.65m )

With an electric fire with surround, a radiator and a double glazed bay window to the front.

### **Dining Room**

14' 7" x 10' 11" ( 4.45m x 3.33m )

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

### **Kitchen**

17' 2" x 8' 4" ( 5.23m x 2.54m )

Housing a modern fitted kitchen with a range of wall and base units, complementing work surfaces, a sink and drainer unit, an integrated hob, an integrated double oven, space for a fridge freezer, a dish washer, plumbing for a washing machine, a radiator, a boiler unit, a double glazed window to the rear and a door leading to the rear garden.

### **Bedroom 1**

15' 2" x 9' 3" to front of wardrobe ( 4.62m x 2.82m to front of wardrobe )

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

### **Bedroom 2**

14' 2" x 11' 3" ( 4.32m x 3.43m )

With a fitted wardrobe, a radiator and a double glazed window to the rear.

### **Bedroom 3**

7' 8" x 8' 1" ( 2.34m x 2.46m )

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

### **Bathroom**

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

### **Front Garden**

With a bricked driveway offering off road parking, a wooden fence one side and a wrought iron fence the other side.

### **Rear Garden**

With a block paved area and path, a lawned area, flower beds, shrubs, a wooden fence and a garage.



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welcome to

## Burniston Road, HULL

- Guide Price £210,000 - £230,000
- Traditional bay-fronted home
- Beautifully kept South facing garden
- Off road parking PLUS garage
- Close to multiple primary and senior schools and Wyke 6th form college

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£210,000**



### directions to this property:

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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA120306 - 0011

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