

Park Rôw



Tudor Drive, Hull, HU6 9UF

Offers Over £130,000



**** GARAGE ** NO UPWARD CHAIN **** Situated in Hull, this semi-detached property briefly comprises: Living Room and Kitchen. To the First Floor: three bedrooms and bathroom. Externally the property benefits from off street parking for multiple vehicles and garage with power and lighting. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE LOCATION OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**



GROUND FLOOR ACCOMMODATION

Entrance

uPVC door with double glazed frosted panel with decorative leadwork leads into:

Hall

5'10" x 3'9" (1.79m x 1.15m)

Engineered wood flooring, central heating radiator and coving. Stairs leading to First Floor accommodation. Door leading through into:

Living Room

15'0" x 10'2" (4.58m x 3.12m)



Freestanding decorative coal gas fire in a black finish set into timber fire surround with marble back and raised hearth. Engineered wood flooring, central heating radiator, coving, decorative ceiling rose and dado rail. Television point. uPVC double glazed bay window with decorative leadwork to the front elevation. Handy under stairs storage cupboard. Door leading into:

Kitchen Diner

13'3" x 9'8" (4.06m x 2.96m)



Base and wall units in an oak effect finish with decorative handles. Roll-top laminated worktops with tiling between units. One and a half bowl sink with chrome mixer tap over. Plumbing for automatic washing machine. Freestanding electric oven with extractor fan over benefitting from downlighting. Central heating radiator. uPVC double glazed window and uPVC door with double glazed frosted panel to the top half with decorative leadwork to the rear elevation.

FIRST FLOOR ACCOMMODATION

Landing

Timber spindles and balustrade, coving, smoke alarm and loft access. Doors leading off.

Bedroom One

10'3" x 7'6" (3.13m x 2.29m)



uPVC double glazed window with decorative leadwork to the front elevation, laminated wood flooring, coving and central heating radiator. Built-in double wardrobe and further high-level storage cupboard.

Bedroom Two

10'9" x 6'3" (3.29m x 1.92m)



Fitted bedroom furniture with a light oak effect finish comprising double wardrobe, overbed units and six drawer dressing table and display shelving. uPVC double glazed window with decorative leadwork to the rear elevation. Laminated wood flooring, coving and central heating radiator.

Bedroom Three

7'7" x 6'9" (2.33m x 2.07m)



Fitted furniture in light oak effect finish comprising: two single wardrobes and overbed units. uPVC double glazed windows with decorative leadwork to the rear elevation. Wood effect laminate flooring, coving and central heating radiator.

Bathroom

7'0" x 6'1" (2.15m x 1.87m)



White suite comprising 'P-shaped' panel bath with side mounted chrome mixer tap over and chrome shower with curved glass shower screen. Close coupled and pedestal wash hand basin with chrome mixer tap over. Chrome heated towel rail and electric shaver point. uPVC double glazed frosted window to the side elevation. The room is tiled on all walls to ceiling height with coving.

EXTERIOR

Front



Enclosed to the left with perimeter fencing. Lawned area and pressed concrete block effect off street parking area providing parking for multiple vehicles. Courtesy lamp adjacent to the front door.

Side

Enclosed to the right with perimeter fence which leads to detached brick built garage with power and light connected and up and over door.

Rear



Enclosed to either side with perimeter fence. The rear is mainly laid to lawn with block effect pressed concrete patio area. Pedestrian access door into garage and window to the side elevation.



TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: Hull City Council

Tax Banding: B

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Gas

Sewerage: Mains

Water: Mains

Broadband: Ultrafast
Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.

To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

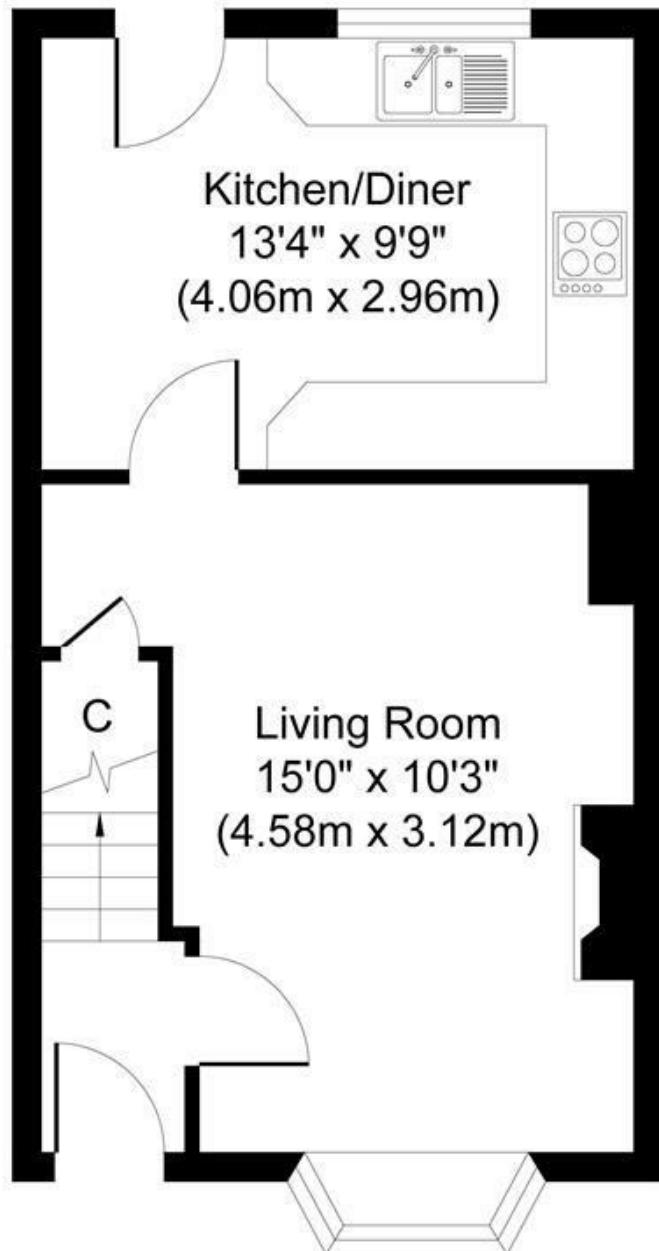
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.

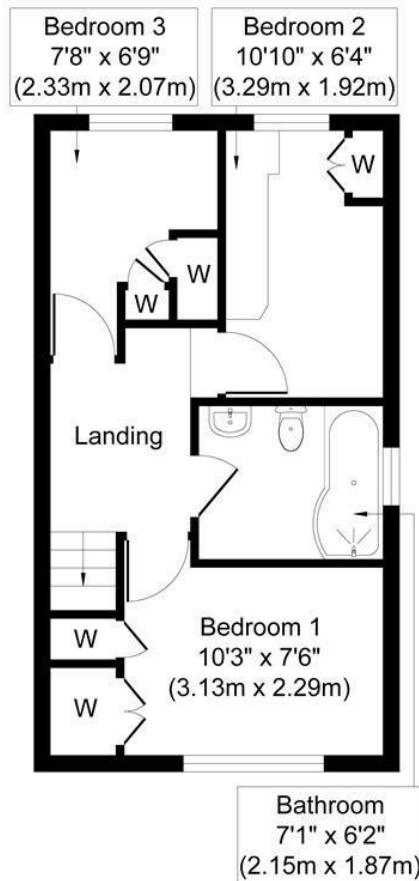
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor Approximate Floor Area 341 sq. ft (31.65 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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First Floor
Approximate Floor Area
334 sq. ft
(31.01 sq. m)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (92 plus)	88	Very environmentally friendly - lower CO ₂ emissions A (92 plus)	
B (91-91)	69	B (91-91)	
C (90-86)		C (90-86)	
D (85-84)		D (85-86)	
E (80-79)		E (79-74)	
F (75-74)		F (75-74)	
G (70-69)		G (70-69)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	