



15 Watford Walk

Greatfield, Hull, HU9 5ED

Offers Over £85,000



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The accommodation comprises of

Entrance

Via a uPVC double glazed door

Hallway

With the stairs to the 1st floor and radiator.

Lounge

14'10" x 12'0" (4.54 x 3.66)

The spacious lounge has a focal fireplace with inset flame effect gas fire, wood effect flooring and radiator, a uPVC double glazed window to the front aspect.

Kitchen/Dining

14'10" x 8'0" (4.54 x 2.46)

The kitchen has a range of base and wall units with contrasting work surfaces, sink/drainer and plumbing for an automatic washing machine, a built in electric oven with four ring gas hob and space for a fridge freezer, uPVC double glazed French doors open to the rear garden.

Stairs to the 1st floor landing

With loft access

Bedroom One

14'4" x 9'7" (4.37 x 2.94)

The spacious bedroom has a uPVC double glazed window to the front aspect, radiator and wood effect flooring.

Bedroom Two

9'7" x 8'10" (2.94 x 2.71)

With a uPVC double glazed window and radiator, the combi boiler in situ.

Bedroom Three

10'10" x 6'10" (3.32 x 2.09)

The third bedroom has carpet flooring, a radiator and uPVC double glazed window to the front aspect.

Bathroom

The bathroom has a white suite with panel bath with electric shower, a low level wc and a pedestal wash hand basin, a uPVC double glazed window to the rear aspect and radiator, partial tiled walls.

Gardens

To the front of the house there is an extensive lawn garden with path and low level timber fence boundaries.

To the rear of the house there is a generous lawn garden with ample seating areas, a brick storage shed and the garden has a raised deck for additional seating, a high level timber fence forms the boundaries.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Council Tax

Band A

The local authority is Hull City Council

Tenure

Freehold



Road Map



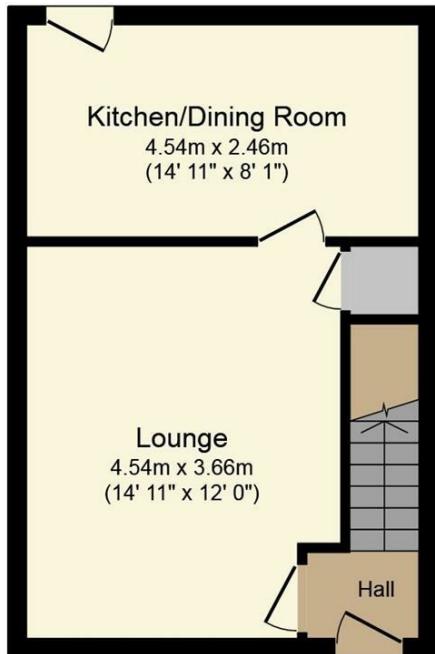
Hybrid Map



Terrain Map

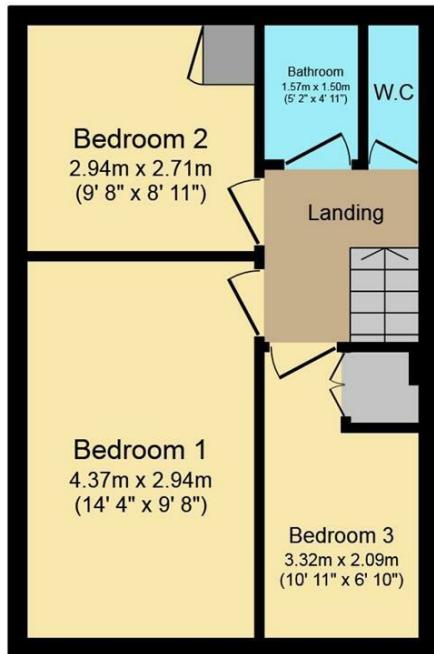


Floor Plan



Ground Floor

Floor area 32.2 sq.m. (347 sq.ft.) approx



First Floor

Floor area 32.2 sq.m. (347 sq.ft.) approx

Total floor area 64.5 sq.m. (694 sq.ft.) approx

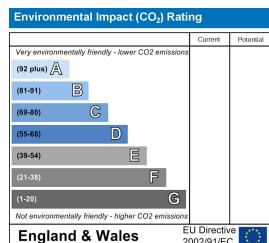
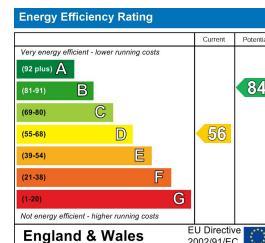
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Viewing

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Energy Efficiency Graph



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