22 Shaftesbury Avenue

, Hull, HU8 9BE

Guide price £140,000

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Description

SUPERB THREE BED SEMI DETACHED HOUSE WITH POTENTIAL TO BE A FABULOUS FAMILY HOME!

Situated in this desirable, sought after residential location with sought after schools in the catchment, we encourage early viewing to avoid disappointment!

CHAIN FREE, requiring updating, electrics, décor, kitchen, & bathroom, this family home would be ideal for the 1st time buyer, down sizer wanting the location of Holderness High Road.

Huge rear garden, and front garden, two reception rooms, we envisage high demand!

Gas central heating & majority uPVC double glazed. BE QUICK!

Briefly- Entrance hall, lounge, 2nd reception room, kitchen, sun room and to the 1st floor, three bedrooms and the family bathroom!

Entrance
Via a composite glazed door

Entrance Hall
With stairs to the 1st floor, radiator, and storage cupboard.

Lounge
15'3" x 10'2" (4.670 x 3.101)
With uPVC double glazed bay window to the front aspect, radiator and focal fireplace with inset fire.

2nd Reception Room
15'9" x 12'7" (4.808 x 3.857)
With uPVC double glazed window to the rear and side aspect, radiator, storage cupboard and focal fireplace with inset fire.

Kitchen
11'1" x 6'8" (3.385 x 2.056)
The kitchen has a range of base and wall units with contrasting work surfaces, sink/drainer, plumbing for an automatic washing machine, space for free standing cooker, a uPVC double glazed window to the side aspect, and radiator.

Sun Room
7'4" x 9'6" (2.242 x 2.901)
The sun room has two timber glazed doors that lead to the rear garden, glazed windows.

Stairs to the 1st floor
With uPVC double glazed window to the side and loft access.

Bedroom One
14'11" x 10'0" (4.558 x 3.068)
The bedroom has a radiator and uPVC double glazed window, fitted wardrobes.

Bedroom Two
11'3" x 11'11" (3.435 x 3.650)
The bedroom has uPVC double glazed window to the rear aspect, and storage.

Bedroom Three
With uPVC double glazed window to the front aspect and boiler in situ.

Bathroom
9'0" x 5'6" (2.759 x 1.690)
The spacious bathroom has a panel bath with mixer tap shower, a low level wc and pedestal wash hand basin, a uPVC double glazed window to the rear aspect, partial tiled walls and radiator.

Disclaimer

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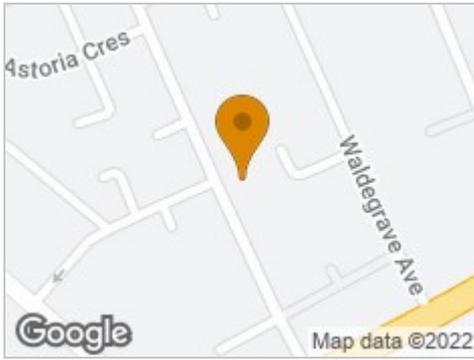
Agents Notes

Services, fittings and 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.

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.
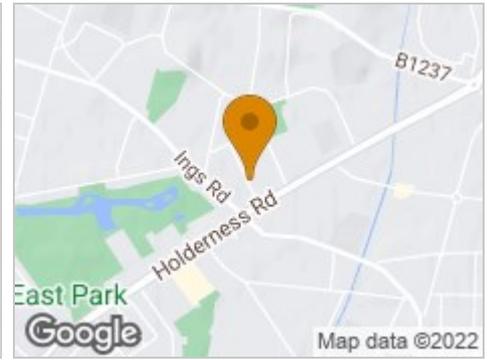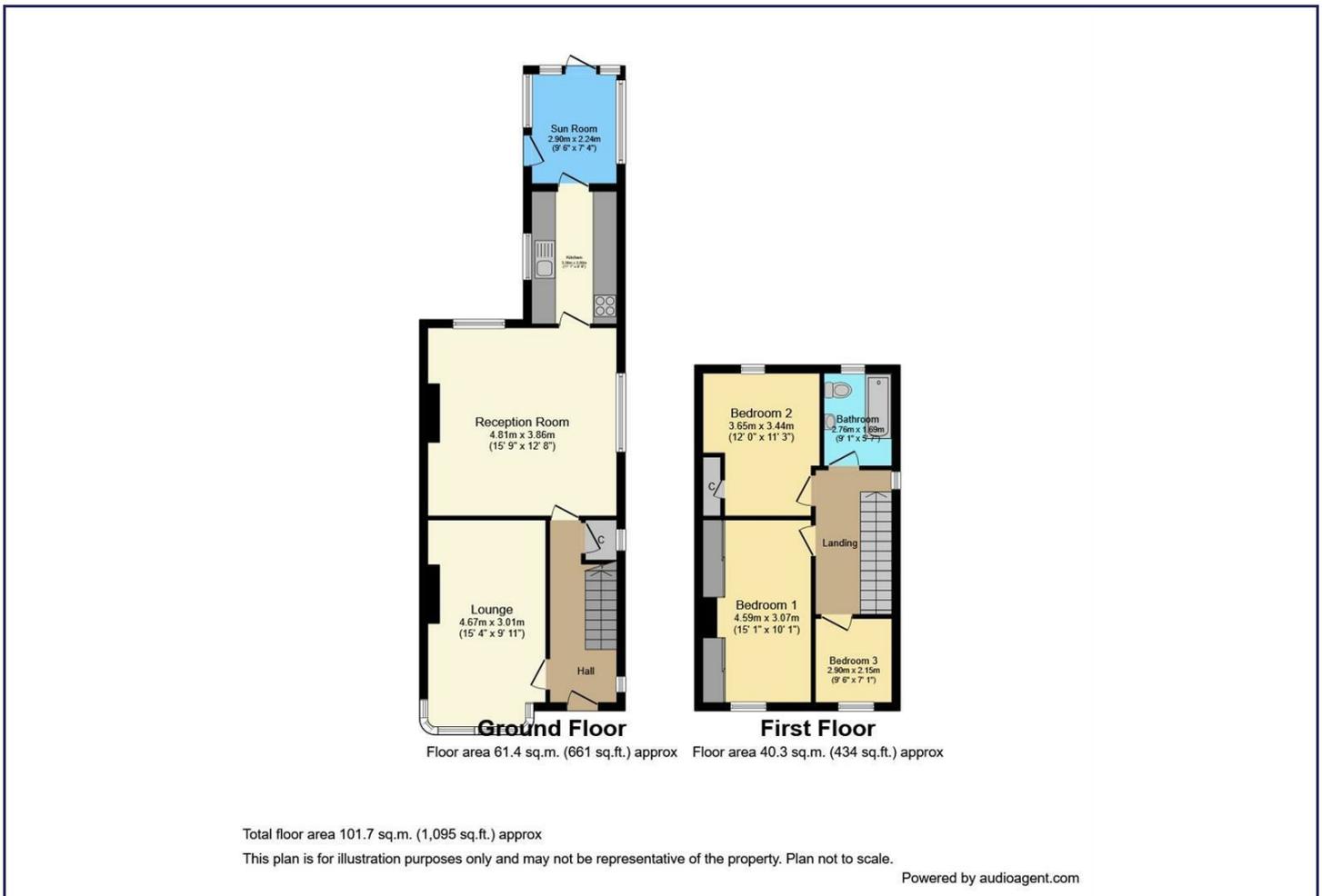
Road Map

Hybrid Map

Terrain Map

Floor Plan

Sun Room
2.90m x 2.24m
(9' 6" x 7' 4")

Kitchen

Reception Room
4.81m x 3.86m
(15' 9" x 12' 8")

Lounge
4.67m x 3.01m
(15' 4" x 9' 11")

Hall

Ground Floor
Floor area 61.4 sq.m. (661 sq.ft.) approx

Bedroom 2
3.65m x 3.44m
(12' 0" x 11' 3")

Bathroom
2.76m x 1.69m
(9' 1" x 5' 7")

Landing

Bedroom 1
4.59m x 3.07m
(15' 1" x 10' 1")

Bedroom 3
2.90m x 2.15m
(9' 6" x 7' 1")

First Floor
Floor area 40.3 sq.m. (434 sq.ft.) approx

Total floor area 101.7 sq.m. (1,095 sq.ft.) approx

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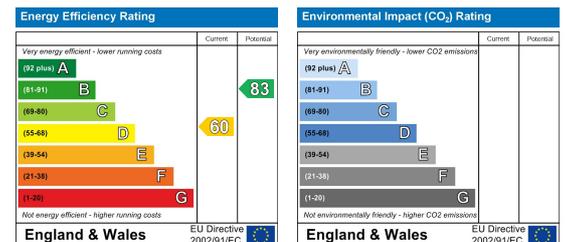
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Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

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