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Limb
MOVING HOME



24 Gower Road, Hull, East Yorkshire, HU4 7LH

- 📍 Two Bedrooms
- 📍 Recently Refurbished
- 📍 Convenient Location
- 📍 Council Tax Band = A
- 📍 No Chain Attached
- 📍 Open Living Area
- 📍 Paved Rear Garden
- 📍 Freehold/EPC = C

£130,000

INTRODUCTION

This two bedroom house on Gower Road in Hull has recently undergone a programme of refurbishment and now offers a truly comfortable and well-appointed living space. With no chain attached, this conveniently located property is move-in ready.

The interior features a recently installed kitchen, a living/dining alongside two bedrooms and a modern shower room on the first floor. Externally, on-street parking is available to the front of the property, complemented by a lovely paved garden with fenced boundary to the rear and access to the workshop and W.C. The property also benefits from gas central-heating and UPVC double glazing.

This property is an ideal opportunity for first-time buyers, small families, or those looking to downsize into a convenient location. Viewing is highly recommended!

LOCATION

Gower Road is situated off Anlaby Park Road South. The surrounding area has a range of shops and amenities together with schooling for all ages. Convenient access can be gained towards Hull city centre to the east or towards the national motorway network via the A63 to the west.

ACCOMODATION

Residential entrance door underneath porch leads to:

ENTRANCE HALL

10'11" x 6'5" approx (3.33m x 1.96m approx)

With understairs storage cupboard.

LOUNGE/DINING ROOM

20'6" x 11'5" approx (6.25m x 3.48m approx)

With bowed bay window to front, built in electric fireplace and mantle atop hearth, and French doors opening to the rear.



KITCHEN

8'10" x 9'1" approx (2.69m x 2.77m approx)

Recently installed kitchen consisting of fitted worksurfaces, integrated oven beneath a four-ring induction hob with extractor hood above, plumbing for a washing machine, and one-and-a-half sink & drainer beneath window to rear. There is also a door to the rear providing garden access.



FIRST FLOOR

LANDING

6'2" x 5'1" approx (1.88m x 1.55m approx)
With storage cupboard to corner.

BEDROOM 1

15'2" x 9'4" approx (4.62m x 2.84m approx)
Recently carpeted with two windows to the front elevation, and large storage cupboard to corner.



BEDROOM 2

9'1" x 11' approx (2.77m x 3.35m approx)
With window to rear elevation.



SHOWER ROOM

8'11" x 5'5" approx (2.72m x 1.65m approx)

Modern shower room comprising step-in shower with tiled surround, low-flush W.C. and wash-hand basin beneath two windows to the rear elevation.



OUTSIDE

There is a half-wall border around the garden to the front of the property, and on-street parking available. At the rear of the property lies a paved garden with mature shrubbery and tenfoot access. The garden also provides access to the adjoined W.C. and Workshop.



W.C.

5' x 2'8" approx (1.52m x 0.81m approx)

Accessed from the rear garden and comprising a wash-hand basin, low-flush W.C. and window to side.

UTILITY/WORKSHOP

7'7" x 5'7" approx (2.31m x 1.70m approx)

With electricity supply, window to garden, fitted desk and storage units.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band A. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

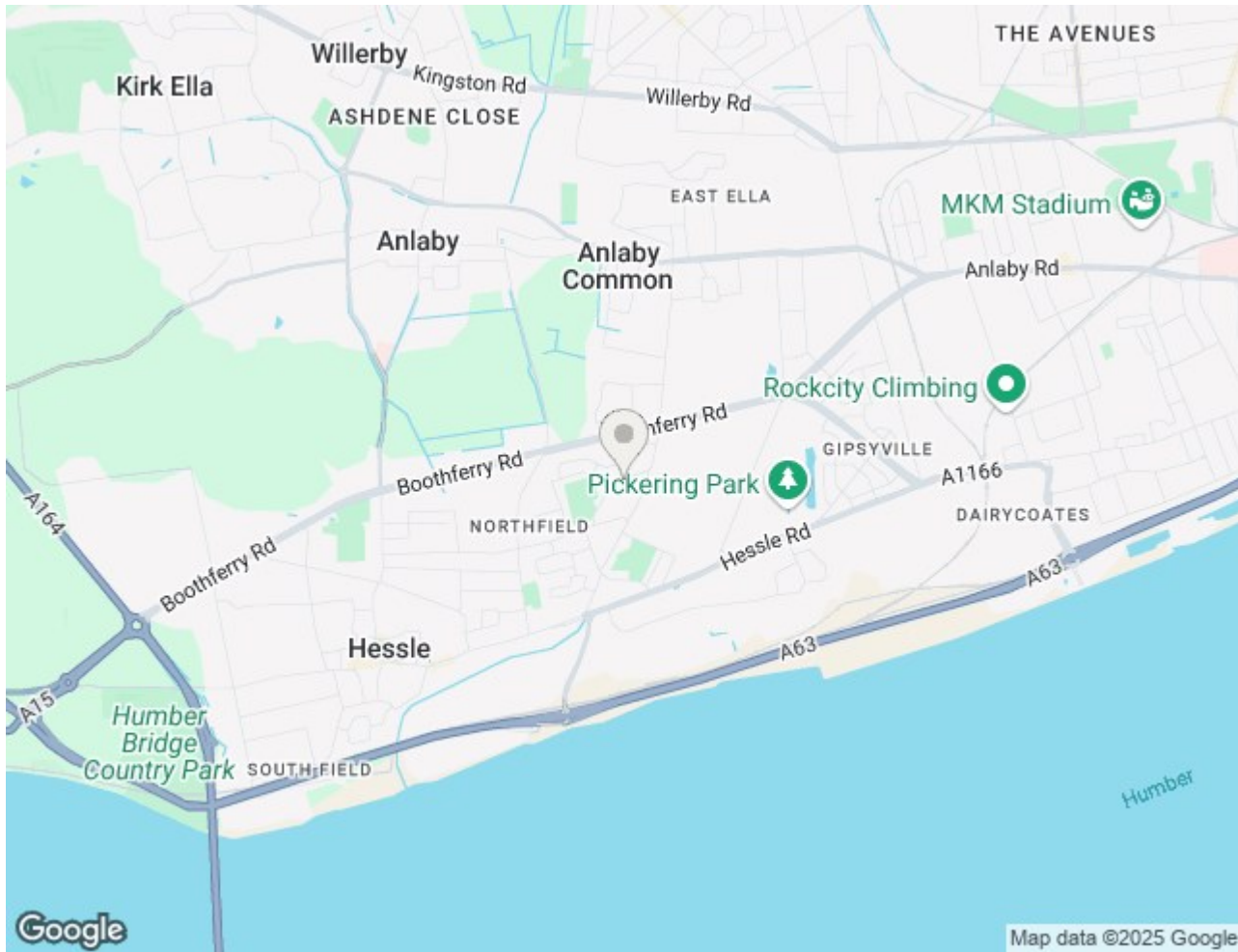
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

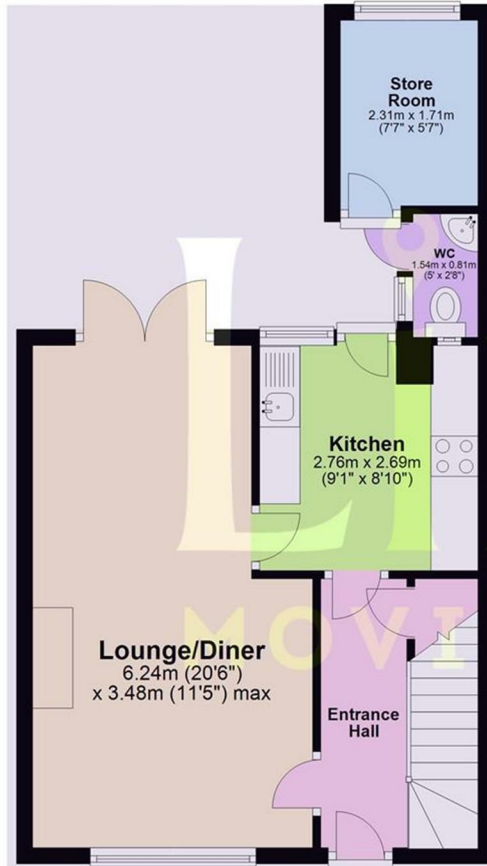
VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



Ground Floor

Approx. 39.9 sq. metres (429.9 sq. feet)



First Floor


Approx. 34.9 sq. metres (375.2 sq. feet)



Total area: approx. 74.8 sq. metres (805.1 sq. feet)

24 Gower Road, Hull

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	