



## 5 Fuchsia Drive, Hull, East Yorkshire, HU4 6US

 Semi Detached House

 Immaculately Presented

 Ready to Move Straight Into

 Council Tax Band = B

 2 Bedrooms

 Walled Garden

 Garage

 Freehold/EPC = C

£156,500

## INTRODUCTION

Ready for its next loving owner is this immaculately presented semi detached house which enjoys a walled garden and has a single garage. The property is freshly decorated and its attractive accommodation briefly comprises an entrance lobby, lounge, dining kitchen to rear, two good bedrooms and a stylish bathroom. Gas fired central heating and uPVC double glazing are installed. Outside, the property occupies a corner style plot with an open plan garden area to the front. The rear garden has a walled surround and a patio is complimented by a lawned garden. To the bottom of the garden lies a single garage and a driveway.

## LOCATION

Fuchsia Drive is situated just off Summergroves Way which is an extremely popular residential area. This west Hull location is conveniently placed for easy access into the city centre or nearby Hessle town and its associated facilities. The property also provides easy access to the A63 which links into the national motorway network.

## ACCOMMODATION

Residential entrance door to:

## ENTRANCE PORCH

With door to lounge.

### LOUNGE/DINING ROOM

Window to front, understairs storage cupboard to corner and stairs to first floor.



## KITCHEN

Comprising fitted units and worksurfaces with tiled splashbacks, four-ring gas hob with filter unit above, sink & drainer, integrated oven and French doors to the rear garden.



## FIRST FLOOR

### LANDING

### BEDROOM 1

Window to the rear elevation.



### BEDROOM 2

Window to front elevation.



## BATHROOM

Comprising bath with shower screen and fitting, low-flush W.C., wash-hand basin beneath window to the side elevation and tiled surround throughout.

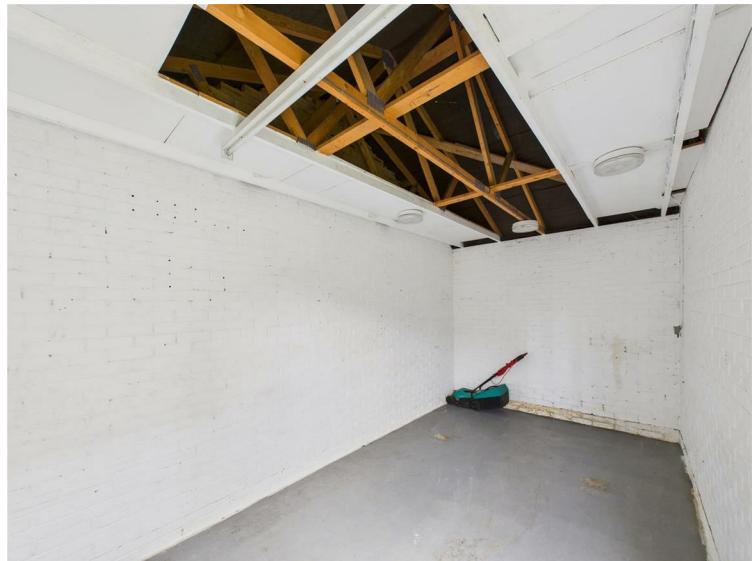


## OUTSIDE

The walled and pleasant rear garden can be accessed directly from the kitchen or the driveway, and features a paved patio to the immediate rear of the property followed by a lawn. A path through the centre leads to a door to the garage. The driveway to the garage door presents comfortable off-street parking for one vehicle, with further on-street parking available. There are two small areas of lawn to the front of the property, with a path leading to the entrance.



## GARAGE



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. 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.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system 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. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## PHOTOGRAPH DISCLAIMER

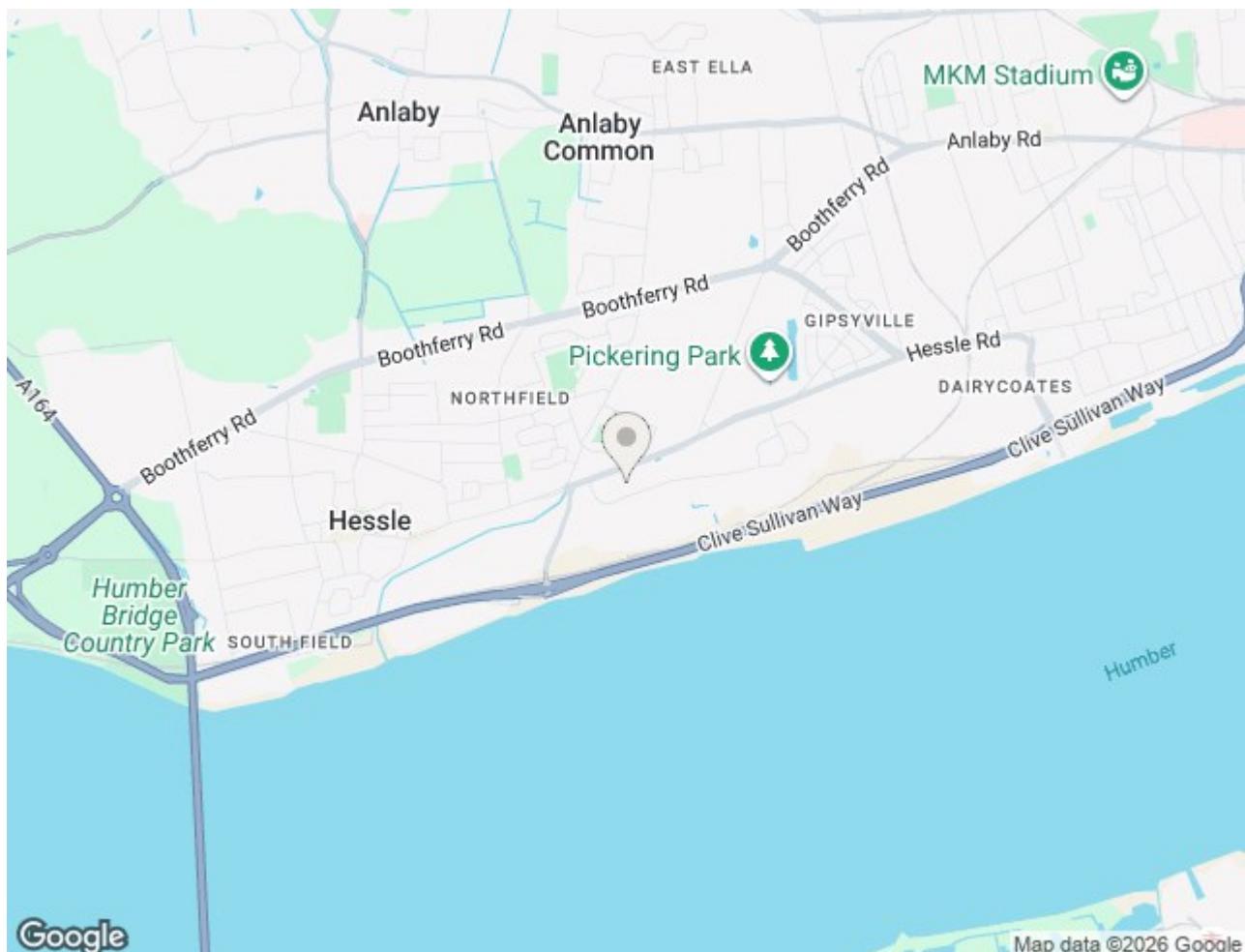
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## PROPERTY TO SELL?

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.




 Approximate total area<sup>(1)</sup>

 304 ft<sup>2</sup>  
 28.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Energy Efficiency Rating

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

## Environmental Impact (CO<sub>2</sub>) Rating

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