

55 Hambledon Close

Bransholme, Hull

HU7 6AR

Guide Price £100,000

NO CHAIN INVOLVED! We offer onto the market this good-size, 3 Bedroom middle house providing great family accommodation and having been freshly decorated throughout together with new carpets and is therefore in "ready-to-move-into" condition. The property which benefits from gas warm-air central heating and uPVC double glazing, briefly comprises:- Enclosed Porch, Inner Hall Area with Cloakroom/WC (off) and leads to the good-size fitted Dining Kitchen with integrated oven, hob and dishwasher, rear Lounge and on the first floor, 3 Bedrooms (the master with good-size wardrobe) and fully-tiled Bathroom/WC including bath and separate shower cubide. Outside there is an enclosed courtyard area and the rear enjoys a low-maintenance garden. The property is situated in this convenient area - viewing recommended.



Property Features

- Good-Size Middle House
- 3 Bedrooms
- Freshly Decorated/New Carpets
- Gas Warm-Air Central Heating
- uPVC Double Glazing
- No Chain Involved
- Convenient Location
- Viewing Recommended

Full Description

LOCATION

The property is conveniently situated for local amenities including Northpoint shopping centre, short travelling distance to Sutton village, also for schools and public transport.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENCLOSED PORCH

With two built-in cupboards, uPVC double glazed entry door, further uPVC double glazed entry door leads to open lobby area with decorative cornice and dado rail and leading to the kitchen.

CLOAKROOM (OFF)

With a small wash basin, low level WC, obscured window, cornice to ceiling, tiled flooring.

SPACIOUS DINING KITCHEN

18' 7" x 12' 5" (5.66m x 3.78m)

With a stainless steel one and a half bowl sink with mixer tap, fitted base and wall-mounted units with marble effect worktop surface areas, integrated dishwasher, Beko under-oven, four ring gas hob, extractor/cooker hood, plumbing for automatic washing machine, decorative cornice to the ceiling and decorative dado rail, tiled flooring, uPVC double glazed window, warm-air vent, useful understairs storage cupboard which also houses the boiler serving the warm-air heating. Double doors lead to:-

LOUNGE

10' 7" x 10' 5" (3.23m x 3.18m)

With a fire surround with "marble" inset and hearth, decorative cornice to the ceiling and rose, warm-air vent, uPVC double glazed doors lead to:-

CONSERVATORY

14' 11" x 5' 4" (4.55m x 1.63m)

With uPVC double glazed windows, uPVC double glazed French doors lead to the rear garden, tiled flooring.

FIRST FLOOR

LANDING

With access to the roof void area, decorative cornice to the ceiling, built-in cupboard.

BEDROOM 1

13' 7" x 9' 7" (4.14m x 2.92m)

With uPVC double glazed window, decorative cornice to the ceiling, dado rail, good-size built-in wardrobe with double doors, warm-air vent.



Full Description

BEDROOM 2

12' 9" x 8' 9" (3.89m x 2.67m)

With uPVC double glazed window, cornice to the ceiling, warm-air vent.

BEDROOM 3

8' 9" x 6' 5" (2.67m x 1.96m)

With uPVC double glazed window, cornice to the ceiling, warm-air vent, wall-mounted electric heater.

BATHROOM

9' 4" x 6' 6" (2.84m x 1.98m)

With panelled bath, pedestal wash hand basin, low level WC, separate shower cubicle, walls are fully-tiled, wall-mounted boiler serving hot water, uPVC obscured double glazed window, downlighters to the ceiling and decorative cornice, warm-air vent.

OUTSIDE

To the front of the property there is a small concreted courtyard area with brick-walling, fencing and timber gate. To the rear, there is low-maintenance garden which is blocked-paved, raised flowerbeds and fitted brick-built seat. There is fencing on the perimeters and timber gate leading to pedestrian access.

TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order.

Whilst we endeavour to make our sales details accurate and reliable, 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. Do so, particularly if travelling some distance to view the property.

Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT

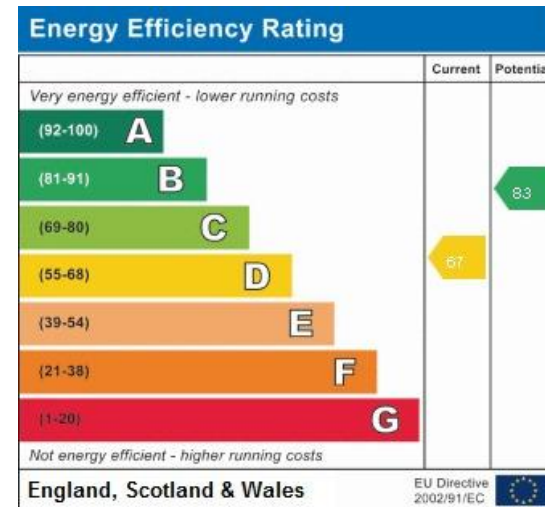
Monday to Friday 9am to 5pm
Saturday 10am to 1pm.





DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only



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