



67 Yeadon Garth

Bransholme, Hull

HU7 4RQ

Offers Over £79,950

Offered with NO CHAIN INVOLVED this 2 Bedroom end terraced house provides good size accommodation which benefits from gas radiator central heating, uPVC double glazing and stands in gardens to the front and rear. The property has good potential to be altered to 3 Bedrooms by splitting the Master Bedroom with a partition and door. The accommodation comprises Entrance Lobby, Cloakroom/WC (off), main Entrance Reception/Dining Room with staircase (off), Lounge, Kitchen with fitted units, on the first floor there are 2 Bedrooms and Bathroom/WC. Situated in this convenient location, viewing recommended.



Property Features

- No Chain Involved
- End House
- 2 Bedrooms (with potential to be 3)
- Gas Central Heating/uPVC Double Glazing
- Low Maintenance Gardens
- First Floor Bathroom
- Great Potential
- Viewing Recommended

Full Description

LOCATION

The property is situated on Bransholme which provides good access to local facilities including shops, public transport, schools and convenient travelling distance for Hull City centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE LOBBY

With uPVC double glazed door with motif window and side window, built-in cupboard and single central heating radiator.

CLOAKROOM(OFF)

With high level WC, small wash hand basin and uPVC obscured double glazed window which overlooks the front.

LOUNGE

14' 6" x 8' 9" (4.42m x 2.67m)

With uPVC double glazed window which overlooks the rear, single central heating radiator, chimney breast, TV point and double doors which lead to :-

DINING ROOM

14' 5" x 10' 0" (4.39m x 3.05m)

With staircase leading to the first floor, double central heating radiator, uPVC double glazed French doors with side windows which lead to the rear garden and under-stairs storage cupboard.

KITCHEN

10' 0" x 6' 8" (3.05m x 2.03m)

With stainless steel sink with drainer, fitted base and wall-mounted units, worktop surface areas, plumbing for automatic washing machine, tiled flooring and uPVC double glazed window which overlooks the front.

FIRST FLOOR

LANDING

With built-in cupboard housing boiler serving central heating and hot water.

MASTER BEDROOM

19' 3" x 7' 11" (5.87m x 2.41m)

With 2 uPVC double glazed windows which overlook the rear, fitted wardrobes and single central heating radiator. (This has



Full Description

the potential to provide 2 Bedrooms subject to alterations).

BEDROOM 2

10' 7" x 8' 11" (3.23m x 2.72m)

With single central heating radiator and uPVC double glazed window which overlooks the front.

BATHROOM

6' 11" x 7' 11" (2.11m x 2.41m)

With panelled bath having mixer tap, handle grips and separate shower over, part tiled walls, pedestal wash hand basin with mixer tap, low level WC, single central heating radiator and uPVC obscured double glazed window which overlooks the front.

OUTSIDE

To the front of the property there is a low maintenance garden with fencing, gate and path and to the rear there is a low maintenance garden which is paved with Shed, fencing on perimeters and gate.

TENURE

The vendor of this property informs us that the property is 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.

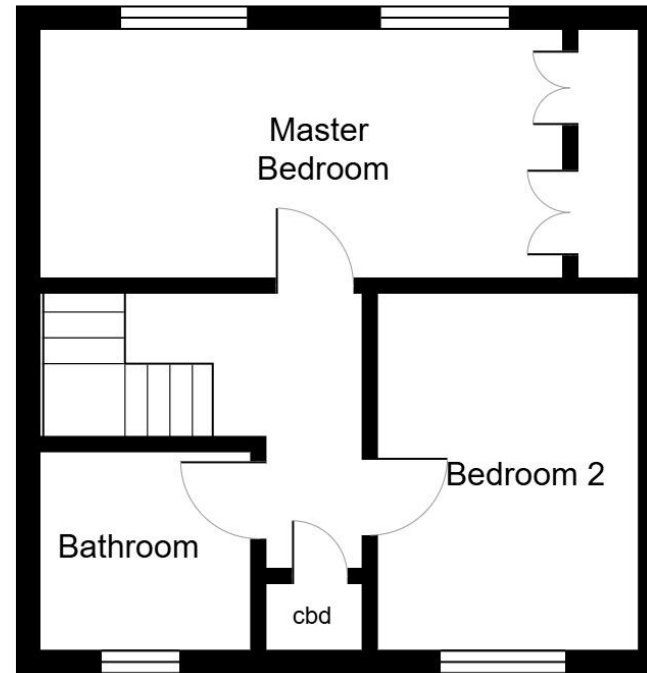
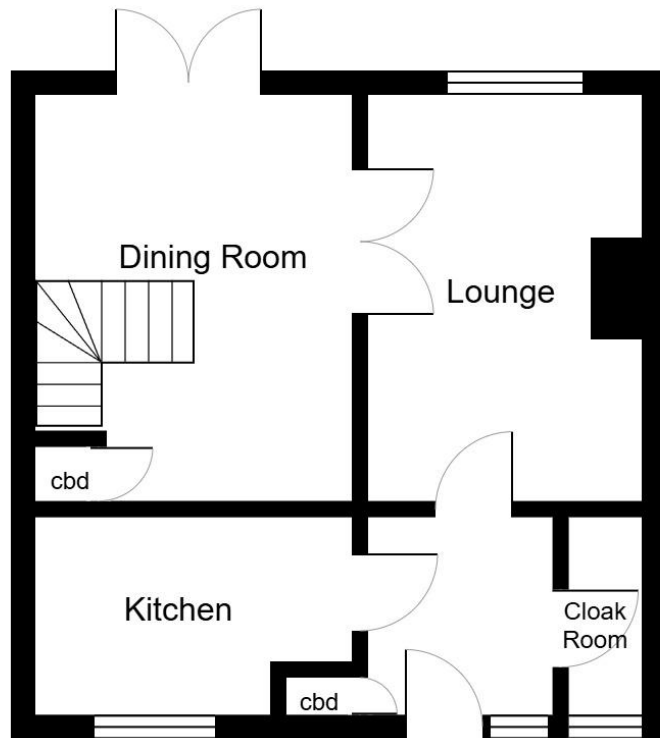
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NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT

Monday to Friday 9am to 5pm

Saturday 10am to 1pm.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



All measurements are approximate and for display purposes only

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