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HUDSON
PROPERTY



39 Burcott Garth, Hull

£89,500

- Mid-Terrace House
- Well Maintained
- Two Double Bedrooms
- Modern Shower Room
- New Gas Central Heating
- Majority uPVC D.G.
- Attractive Gardens
- Chain Free!

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INTRODUCTION

Offered with no chain, this well maintained property is situated at the Runcorn Garth end of Burcott Garth, with on-street parking available on both. The house itself, which is mid-terrace, has been this family's home since 1962! It is set out over two floors, with the ground floor comprising an entrance hall, living room, kitchen, and outside store, and the first floor, a landing, two double fitted bedrooms, modern shower room, and separate WC. The house has recently been fitted with gas central heating and the majority of the windows are uPVC double-glazed. With attractive, fully enclosed gardens to both the front and rear, this property really is worth seeing, so call Hudson Property now to book your viewing!



GROUND FLOOR

Entrance Hall

1.66m x 0.96m (5'5" x 3'2")

Timber front door with complementary single-glazed side window, carpet, radiator, staircase to first floor landing.

Living Room

4.56m max into alcoves x 3.66m max (15'0" max into alcoves x 12'0" max)

Carpet, radiator, cornices, fireplace, window to front elevation, internal window to kitchen, shelved under-stairs cupboard housing fuse box, electricity and gas meters.

Kitchen

3.05m min x 2.63m (10'0" min x 8'8")

Linoleum floor, radiator, range of fitted units, cupboards and work tops with splash-back tiling, stainless steel sink and drainer unit, space and



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plumbing for washing machine, space for cooker, fridge and freezer, glass-panelled door and window to rear elevation, internal window to living room, door leading to small shelved pantry also housing the boiler.

Store Room

2.66m max x 1.84m max (8'9" max x 6'0")

This area can only be accessed from the rear garden, with both a door and window to the rear elevation.

FIRST FLOOR

Landing

2.57m max x 1.68m max (8'5" max x 5'6" max)

Carpet, radiator, access hatch to loft space.

Bedroom 1

4.60m max incl. wdbs x 2.88m (15'1" max incl. wdbs x 9'5")

Carpet, radiator, range of fitted wardrobes and cupboards, window to front elevation, small walk-in wardrobe also having small window to front elevation.

Bedroom 2

3.44m max x 2.94m max (11'3" max x 9'8" max)

Carpet, radiator, range of fitted furniture including wardrobes and cupboards, single-glazed metal framed window to rear elevation, large integral shelved airing cupboard also housing the hot water cylinder beneath, further small integral wardrobe with shelving.

Shower Room

1.66m x 1.64m (5'5" x 5'5")

Fully tiled floor and walls, radiator, pedestal wash basin with mirrored medicine cabinet over, shower cubicle with electric shower, window to rear

elevation.

WC

1.65m max x 0.82m max (5'5" max x 2'8" max)

Carpet, radiator, high-flush WC, single-glazed metal framed window to rear elevation.

OUTSIDE

Front & Rear

Front: on-street parking nearby, fully enclosed garden laid mainly to lawn with borders.

Right hand side: shared passage at the far end of which there is a locked door providing access to the rear gardens.

Rear: fully enclosed garden with paved patio, small lawn and various borders.

OTHER INFORMATION

Stamp Duty

Many property purchases are subject to Stamp Duty Land Tax, and there have been significant changes in recent years to the rules governing stamp duty and the amounts levied. HM Revenue & Customs have an online calculator to assist you in working out what stamp duty you may have to pay in relation to your purchase (<https://www.gov.uk/stamp-duty-land-tax>) but please always check with your solicitor.

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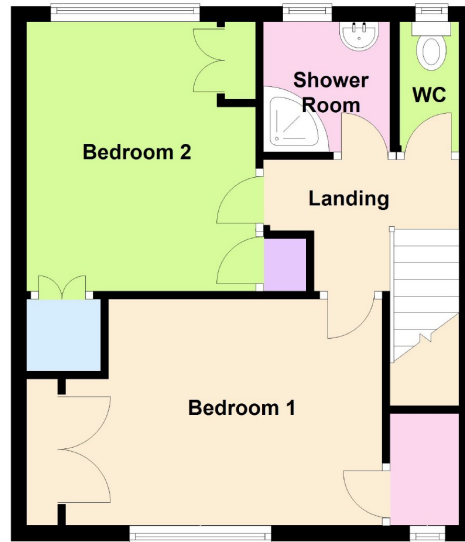




Ground Floor



First Floor



OTHER INFORMATION

Council tax: A

Services: Mains drainage, water, electricity & gas are connected to the property.

Tenure: Freehold

Fixtures & Fittings: All carpets, curtains, blinds and light fittings are included in the sale.

Viewing: strictly by appointment only - call Hudson Property on 01482 420800.

NOTE ABOUT PHOTOGRAPHS

A wide angle lense has been used in order to show as much of the rooms as possible, but this can sometimes distort the size of the rooms, so please do refer to the measurements and floor plans available.

Energy Performance Certificate



39, Burcott Garth, HULL, HU4 7LG

Dwelling type: Mid-terrace house
Date of assessment: 02 November 2017
Date of certificate: 02 November 2017

Reference number: 8763-7829-5959-7412-3906
Type of assessment: RdSAP, existing dwelling
Total floor area: 66 m²

Use this document to:

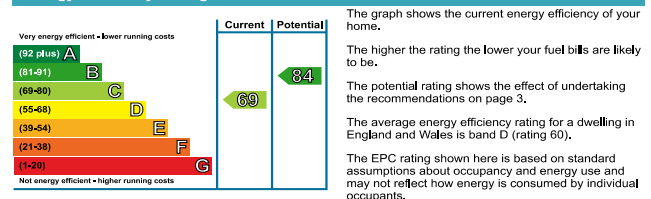
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,908
Over 3 years you could save	£ 213

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 159 over 3 years	
Heating	£ 1,467 over 3 years	£ 1,350 over 3 years	
Hot Water	£ 282 over 3 years	£ 186 over 3 years	
Totals	£ 1,908	£ 1,695	You could save £ 213 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 117	✓
2 Solar water heating	£4,000 - £6,000	£ 96	✓
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 855	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.