



**8 Julian Close, Hull**

Offers In Excess Of £94,950

**A very well presented 3 bedroom family home which must be viewed internally to be fully appreciated**

### **INTRODUCTION**

We are delighted to offer this very well presented 3 bedroom house with south facing garden, ideally located off Springhead Avenue. The property is well insulated to maximise the benefits of gas central heating & PVC double glazed and offers exceptional accommodation, featuring an entrance hall, well proportioned Living Room, modern fitted integrated Breakfast Kitchen, 3 good size bedrooms and a modern first floor Bathroom and separate w.c., We highly recommend an internal inspection.

### **LOCATION**

Located in this highly popular location there are local shops, schooling & public transportation within easy reach. Access to Hull City Centre & the A63/M62 motorway network is easily obtainable.

### **ENTRANCE HALL**

With double glazed door, radiator and stairs to first floor

### **LIVING ROOM 4.55m max x 3.51m (14'11" max x 11'6")**

With double glazed window to front elevation, radiator and understairs cupboard.

### **BREAKFAST KITCHEN 4.55m x 2.46m (14'11" x 8'1")**

This fully fitted Breakfast Kitchen offers a comprehensive range of modern white gloss fronted floor and wall units, with laminate work surfaces and has integrated electric oven, ceramic hob unit with extractor hood, washer & refrigerator/freezer, 1.5 bowl stainless steel sink unit, radiator., splash back tiling and double window to rear elevation and double glazed door.

### **LANDING**

With access to roof void.

### **BEDROOM 1 4.37m x 3.00m (14'4" x 9'10")**

With double glazed window to front elevation and radiator.

### **BEDROOM 2 2.72m x 2.59m (8'11" x 8'6")**

With double glazed window to rear elevation and radiator.

### **BEDROOM 3 2.95m max x 2.08m (9'8" max x 6'10")**

With double glazed window to front elevation and radiator.

### **BATHROOM**

With 2 piece modern white suite incorporating panelled bath with thermostatic pressure balanced shower above , wash hand basin, radiator, splash back tiling and double glazed window to rear elevation

### **SEPARATE W.C.**

With w.c., and double glazed window to rear elevation

### **OUTSIDE**

To the front of the property is a hedge and gravel area. A passage leads to the south facing rear garden with patio, lawn garden and 2 brick sheds (one with electricity supply). The garden has a high rear fence that backs on to a pleasant, maintained, open area of land popular with walkers.

### **GENERAL INFORMATION**

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING & HOT WATER- The property has the benefit of gas fired central heating system to panelled radiators and hot water on demand from the combination boiler.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames .

COUNCIL TAX - The property lies within Band A (Hull City Council)

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings are included.

### **THINKING ABOUT SELLING**

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

### **MORTGAGES**



The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licenced Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### **VIEWING**

Strictly by appointment with the sole agents

### **AGENTS NOTES**

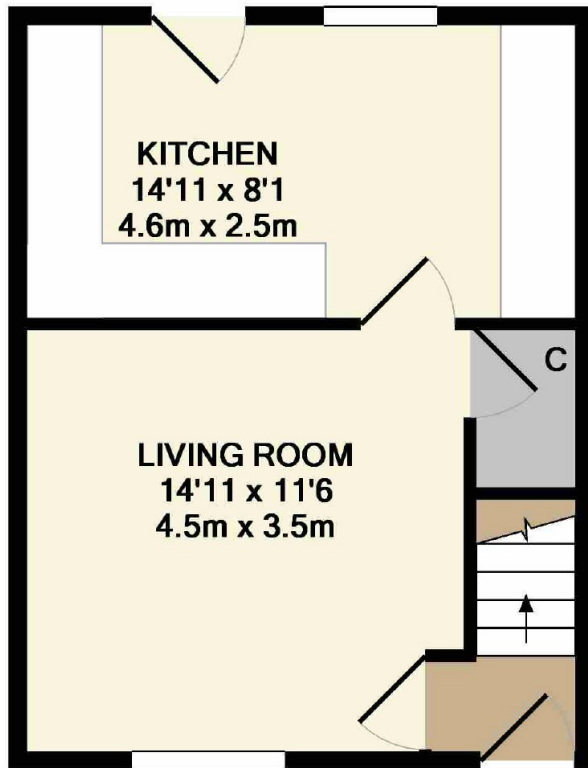
The agents advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property.

The agents for themselves and for the vendors or lessors of this property give notice that whilst these particulars are believed to

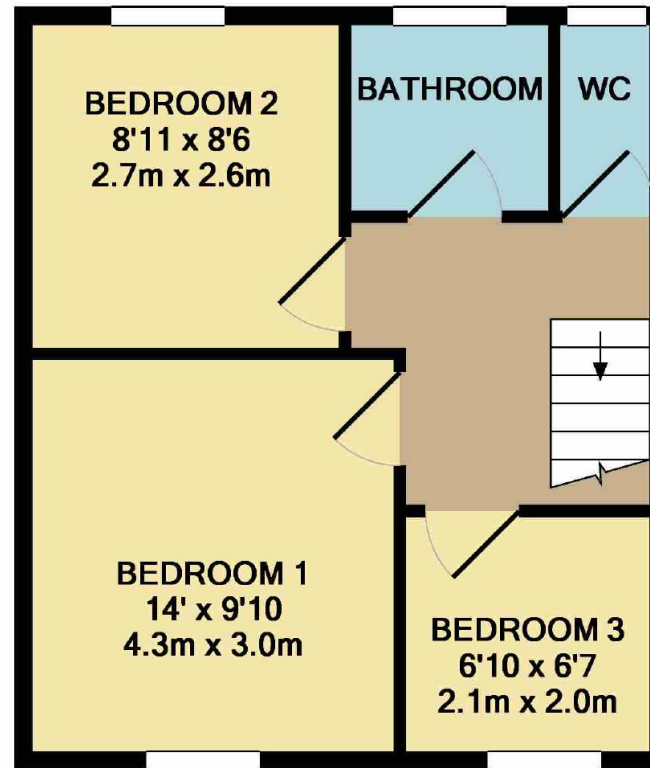
be accurate, they set out a general outline only for guidance and do not constitute any part of an offer or contract. Any floorplans detailed are for identification purposes only and indicate the general layout of accommodation and are not to scale. Intending purchasers should not rely on these particulars as statements of representation of fact, and satisfy themselves as to their accuracy.

These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co., and prospective purchasers should check on the availability of the property prior to viewing.





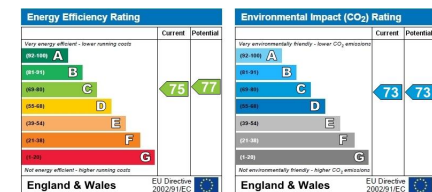
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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