163 Amethyst Road, Hull
£99,950
A wonderful 2 double bedroom end terrace property which is a credit to its current owner and must be viewed early to avoid any disappointment.

**INTRODUCTION**
A wonderful 2 double bedroom, double fronted end terrace property which is a credit to its current owner and must be viewed early to avoid any disappointment. The property has gas central heating, double glazing and briefly comprises entrance hall, lounge dining kitchen, landing, 2 bedrooms, shower room, front garden offering off road parking and rear garden.

**LOCATION**
The property is ideally positioned on Bilton Grange, which is a drive away from Holderness Road shopping centre which offers a vast array of shopping facilities, public transportation and within a short driving distance leisure facilities are available at East Park and the Woodford Leisure Centre. The property is also located a drive away from Bilton with Asda superstore.

**ENTRANCE HALL**
With double glazed door, laminate flooring, radiator and stairs to first floor.

**LOUNGE 17'6 x 10'6 (5.33m x 3.20m)**
With double glazed window to front elevation, double glazed french doors to rear garden, log burner, laminate flooring and radiator.

**DINING KITCHEN 14'11 x 13'6 max measurements (4.55m x 4.11m max measurements)**
With a range of base and wall units, laminate work surfaces, sink unit, gas unit, electric oven, extractor hood, plumbing for automatic washing machine, splash back tiling, display cabinets with lights, concealed lighting, understairs cupboard, radiator, two double glazed windows to side and rear elevation and double glazed door.

**LANDING**
With double glazed window to rear elevation, radiator.

**BEDROOMS 1 14'11 x 8'6 from front of wardrobes. (4.55m x 2.59m from front of wardrobes.)**
With two double glazed windows to front and rear elevation, inset lights, radiator and built in wardrobes with concealed dressing area.

**BEDROOM 2 9'6 x 10'4 (2.90m x 3.15m)**
With double glazed window to front elevation, radiator and built in cupboard housing boiler.

**SHOWER ROOM 4'9 x 7'1 (1.45m x 2.16m)**
With three piece white suite, comprising shower cubicle, wash hand basin in vanity unit, W.C., fully tiled to walls, vinyl floor covering, heated towel rail, double glazed window to rear elevation.

**OUTSIDE**
To the front of the property is a concreted garden area offering off road parking for two vehicles. And to the rear is a lawn enclosed garden with flower and shrub borders, fence forming boundary, gate, patio and decking area, shed.

**GENERAL INFORMATION**
SERVICES - Mains water, electricity, gas and drainage are connected to the property.
CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.
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 may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

**THINKING OF 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 Licensed 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.

**AGENTS NOTE**
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 floor plans 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.

**VIEWING**
Strictly by appointment with the sole agents.