



192 Parthian Road, Hull, East Yorkshire, HU9 4SZ

- No chain involved
- GCH and uPVC DG
- Fitted kitchen
- Gardens front and rear
- Two bedroom end terrace
- Lounge/dining room
- Bathroom and WC
- Popular location-VIEW NOW

Price £75,000



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: info@leonards-hull.co.uk

Website: www.leonards-hull.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: brough@leonards-hull.co.uk

192 Parthian Road, Hull, East Yorkshire, HU9 4SZ

NO CHAIN INVOLVED ON THIS END TERRACE PROPERTY LOCATED ON THE POPULAR RESIDENTIAL LOCATION TO THE EAST OF THE CITY. Benefiting from gas central heating and uPVC double glazing and accommodation comprising of an entrance hall, lounge/dining room, fitted kitchen, side lobby with two sheds to the ground floor. Two bedrooms to the first floor, bathroom and a separate WC. Gardens to the front and rear. MUST BE VIEWED.

Location

Situated on Parthian Road access via Griffin Road which is situated in the Staveley Road area. Local shopping facilities can be found on nearby Greenwich Avenue and slightly further away on Holderness Road.

Ground Floor

Entrance

Enter via a uPVC double glazed door into the hall.

Hallway

Stairs to first floor accommodation. Doors leading into lounge/dining room and kitchen. Single radiator. Under stairs meter and storage cupboard. Telephone point.

Lounge/Dining Room

21'1 x 11'4 (6.43m x 3.45m)

There are uPVC double glazed windows to the front and rear aspects. Two double radiators. Tiled fireplace with an electric fire. Telephone point. Coving to the ceiling.

Kitchen

11'9 x 8'3 (3.58m x 2.51m)

A uPVC double glazed window to the rear aspect. Fitted with a range of base, wall and drawer units. Stainless steel sink unit with mixer tap. Induction hob, extractor over and an electric oven. Integrated dish washer. Plumbing for an automatic washing machine. Partly tiled walls. Contemporary splash backs. Free standing cupboard. Larder with a window to the side aspect. A uPVC double glazed door leading into the side lobby.

Side Lobby

There are uPVC double glazed doors providing access to the front and rear. Two storage sheds one comprising base units and work tops.

First Floor Landing

A uPVC double glazed window to the side aspect. Access to the insulated loft. Doors leading into two bedrooms, bathroom and WC.

Bedroom One

13'3 x 9'3 (4.04m x 2.82m)

A uPVC double glazed window to the front aspect. Single radiator. Built in wardrobes and overhead storage facilities. Separate cupboard.

Bedroom Two

10'6 x 9'9 (3.20m x 2.97m)

A uPVC double glazed window to the rear aspect. Single radiator. Cupboard housing the combi boiler. Built in wardrobe/cupboard.

Bathroom

7'4 x 5'2 (2.24m x 1.57m)

A uPVC double glazed opaque window to the side aspect. Comprising of a panel bath with electric shower and built in wash hand basin. Single radiator. Fully tiled walls. Storage cupboard. Heater.

WC

A uPVC double glazed opaque window to the side aspect. Low level flush WC. Partly tiled walls.



External

Lawn gardens to the front and side of the property. To the rear the garden is block paved with lawn areas, together with well stocked borders, shrubs and trees. Outside tap. Raised flower beds.

Services

The mains services of water, gas, electric and drainage are connected. The property has a combi boiler providing gas central heating and hot water.

Possession

It is anticipated vacant possession will be granted upon completion.

Outgoings

From internet enquiries with the valuation Office website the property has been placed in Band A for Council Tax purposes, Local Authority Reference Number: 00360026019206. Prospective purchasers should check this information before making any commitment to purchase the property.

Energy Performance Certificate

The current energy rating on the property is D(66)

Viewings

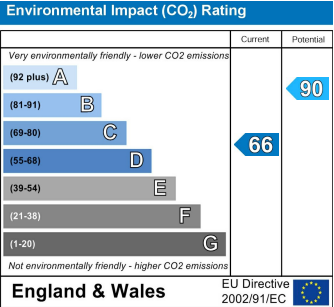
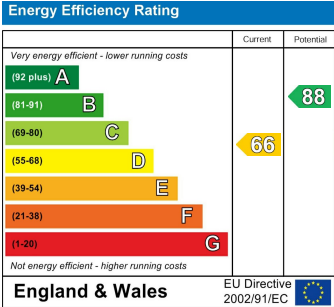
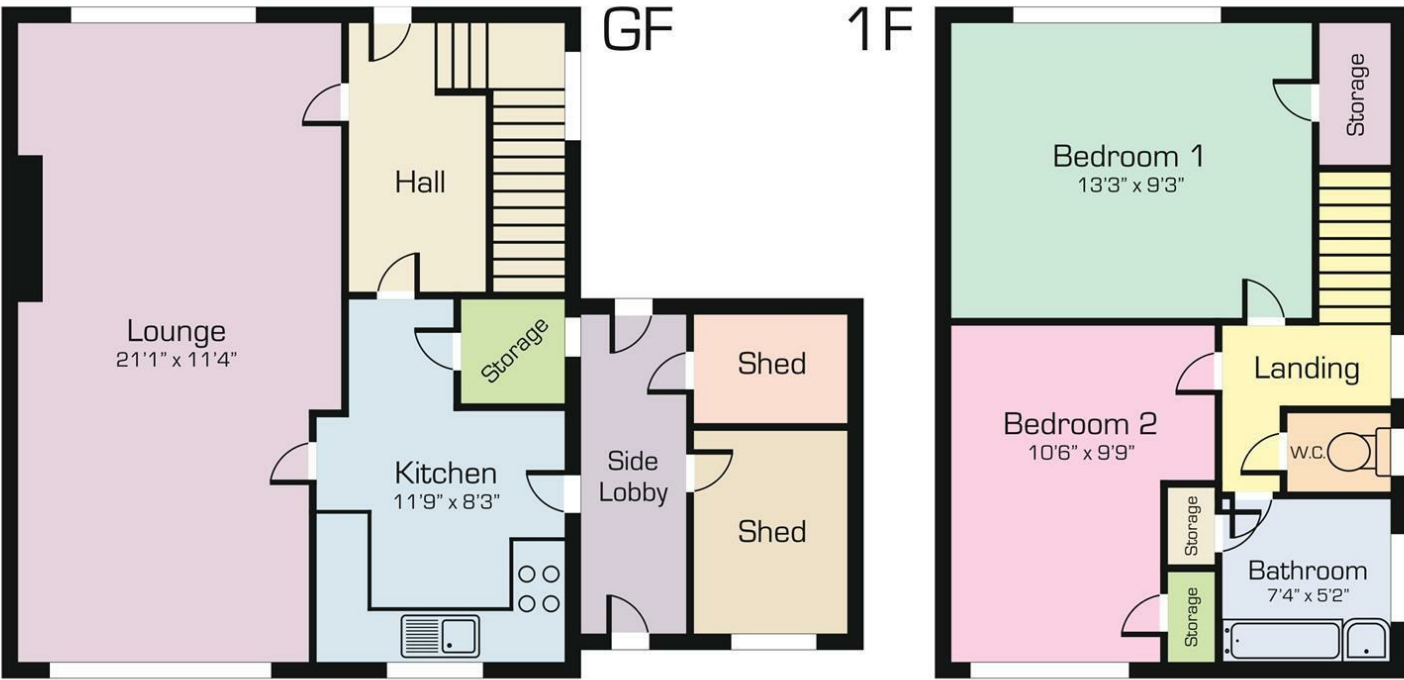
Strictly by appointment with the Sole Agents on (01482) 375212.

Free Market Appraisal

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property, we have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently been marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



192 Parthian Road, Hull HU9 4SZ



Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.