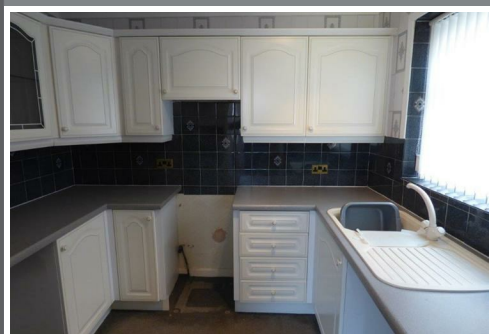




44 Stonesdale, Hull, East Yorkshire, HU7 6DX

- Popular Sutton Park Development
- Semi detached bungalow
- No chain involved
- Shower room
- Gardens and a garage
- Two bedrooms
- GCH and uPVC DG
- Lounge and fitted kitchen
- uPVC DG conservatory
- MUST BE VIEWED

Price £115,000



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44 Stonesdale, Hull, East Yorkshire, HU7 6DX

Located on the ever popular Sutton Park development is this two bedroom semi detached bungalow with the benefit of NO CHAIN INVOLVED. With gas central heating and uPVC double glazing and good size accommodation comprising of an entrance hall, lounge, fitted kitchen, inner hall, two bedrooms, shower room and a conservatory. Attractive block paved garden to the front, brick tiled and block paved garden to the rear, and a garage. VIEWINGS A MUST.

Ground Floor

Entrance

Enter via UPVC double glazed door into the hall.

Hallway

A uPVC double glazed side light. Double radiator. Arch leading into kitchen. Door leading into lounge.

Lounge

14'11 x 9'11 (4.55m x 3.02m)

A uPVC double glazed bow window to the front aspect. Feature fire place with tiled back plate, marble hearth and electric fire. TV aerial. Double radiator. Door leading into inner hall.

Kitchen

8'8 x 7'5 (2.64m x 2.26m)

A uPVC double glazed window to the side. Fitted base, wall and drawer units with contrasting work surfaces. Single sink unit with mixer tap. Tiled splash backs. Provision for a gas cooker. Extractor over. Glass fronted cabinet. Breakfast bar. Plumbing for automatic washing machine.

Inner Hall

Doors leading into two bedrooms and shower room. Single radiator.

Bedroom One

12'9 x 9'11 (3.89m x 3.02m)

There are uPVC double glazed French doors leading into conservatory. Double radiator.

Bedroom Two

8'9 x 7'10 (2.67m x 2.39m)

A uPVC double glazed door with side light to the rear. Single radiator.

Conservatory

7'10 x 7'0 (2.39m x 2.13m)

The conservatory is uPVC double glazed with a uPVC double glazed door to the side. Single radiator. Lighting and power supply.

Shower Room

7'11 x 5'4 (2.41m x 1.63m)

A uPVC double glazed window to the side. Comprising of a shower enclosure with plumbed in shower, vanity unit with sink inset, cupboard beneath and work surface. Low level flush W.C. Fully tiled walls. Extractor. Single radiator.

External

To the front there is an attractive block paved garden with two gates to the side leading to the rear. At the rear there is a brick tiled and block paved garden. Gate to rear. Door leading into garage.

Garage

22'10 x 8'10 (6.96m x 2.69m)

Door to the side. Electric up and over door. A uPVC double glazed window to the side.

Services

The mains services of water, gas, electric and drainage are connected. The property has a boiler located in the loft.



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 B for Council Tax purposes, Local Authority Reference Number: 0028002800440A 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(59)

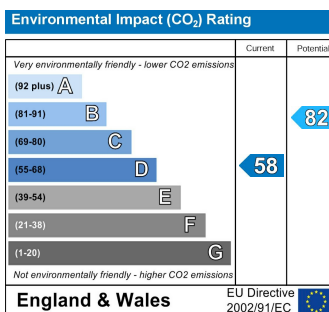
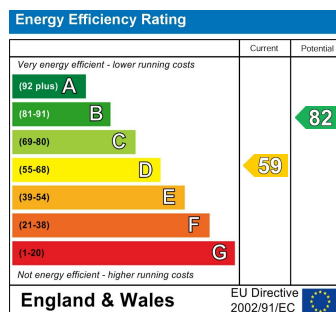
Viewings

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

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