



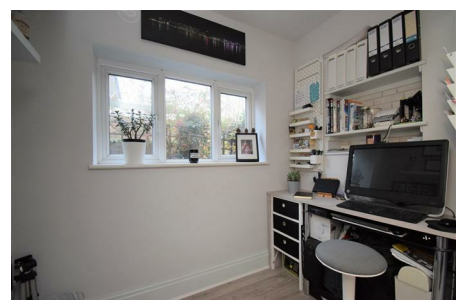
Buttfield Road, Hessle, HU13

£134,950



 2  1  2  D Band: B

- Semi-Detached House
- Well Presented & Comprehensively Refurbished
- Two Bedrooms
- Two Reception Rooms & Study
- PVCu Double Glazing
- Gas Central Heating
- Small Fully Enclosed Garden
- Great Central Location!







This well presented semi-detached house, which has been comprehensively refurbished by the existing owners, is superbly situated on leafy Buttfield Road, only a short walk from both Hessle Square and Hessle Railway Station, so it offers excellent access to the main public transport routes into and out of Hull. The house itself is set out over two floors. The ground floor comprises a small entrance hall, lounge, dining room, study, and kitchen. The first floor comprises two bedrooms and a spacious well-equipped bathroom. The house is fitted with gas central heating and PVCu double glazing. To the front of the property is a small open garden with gated pedestrian access along the side of the house to a small, fully enclosed rear garden laid mainly to decking and gravel. This is a lovely property in a great central location, so contact Hudson Property now to book your viewing!

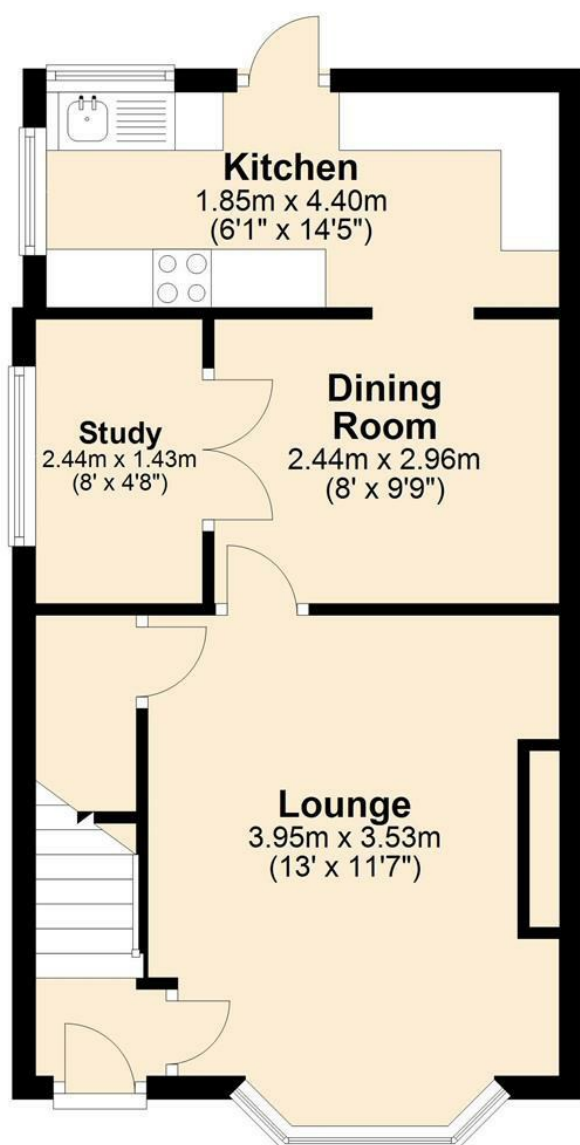


Fixtures & Fittings: All carpets and blinds are included in the sale, as are the wardrobes in bedroom 1. The light fittings are not included in the sale.

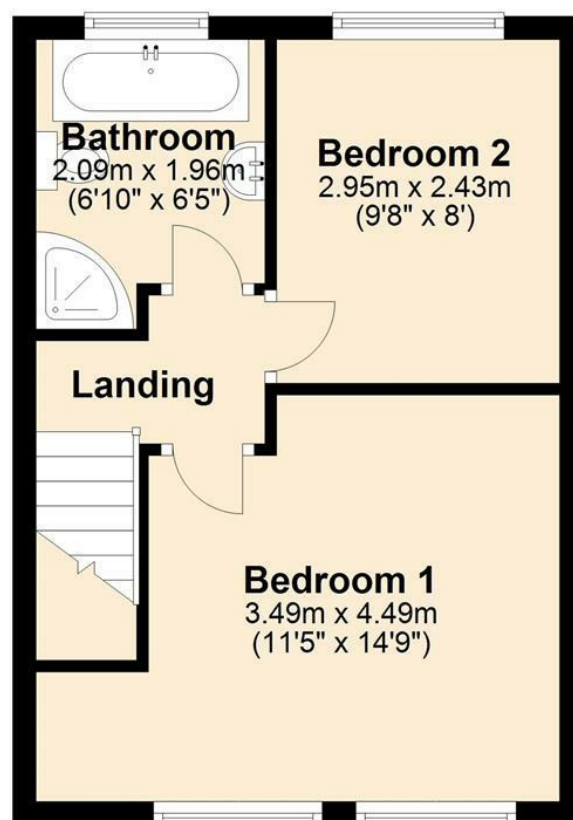




## Ground Floor



## First Floor



**MEASUREMENTS:** Please note that all measurements are approximate. **STAMP DUTY:** Many property purchases are subject to Stamp Duty Land Tax, and the rules governing stamp duty and the levies imposed are complex. HM Revenue & Customs have an online calculator to assist you in calculating your stamp duty liability (<https://www.gov.uk/stamp-duty-land-tax>) but please always check with your solicitor. **COPYRIGHT:** All photographs and images are the exclusive property of Hudson Property Angels Limited and are protected by copyright law. The images may not be reproduced, copied, transmitted or manipulated without the written consent of a director of Hudson Property Angels Limited.