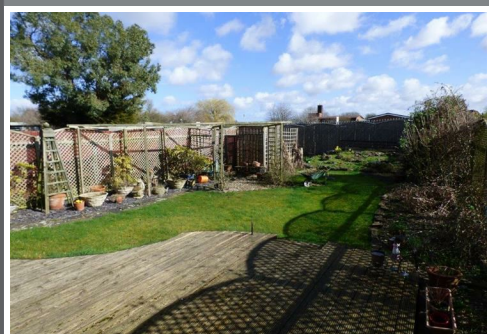




93 Wivern Road, Hull, East Yorkshire, HU9 4HR

- Ideal first time buyer property
- No chain involved
- Lounge and fitted kitchen
- Shower Room
- Attractive gardens
- Or investment opportunity
- Two double bedrooms
- Useful integral garden shed
- GCH and uPVC DG
- MUST BE VIEWED

Price £80,000



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POPULAR RESIDENTIAL LOCATION-CLOSE TO LOCAL PRIMARY SCHOOL-OFFERED WITH VACANT POSSESSION.

Great location for this two double bedroom semi detached that benefits from NO CHAIN INVOLVED. With gas central heating and uPVC double glazing and accommodation comprising of an entrance hall, lounge, fitted kitchen, integral garden shed and rear porch to the ground floor. To the first floor are two double bedrooms and a shower room. Attractive gardens to the front and rear this property would be ideal for first time buyers or investors. VIEW NOW TO AVOID DISAPPOINTMENT.

Location

Wivern Road is a hugely popular residential found within the Bilton Grange district of East Hull with a cluster of local amenities found to hand together with regular public transport and direct road links to the city centre and beyond. The property is located close to the Mountbatten Primary School.

Ground Floor

Entrance

Enter via uPVC double glazed door under a storm porch leading into the hall.

Entrance Hall

Double radiator. Stairs leading to the first floor accommodation. A uPVC double glazed sidelight. Telephone point. Internal doors leading into the lounge and kitchen.

Lounge

17'2 x 10'5 (5.23m x 3.18m)

A uPVC double glazed window to the front aspect. Wall mounted electric fire. TV aerial. A uPVC double glazed door to the rear with a uPVC double glazed sidelight. Double radiator. Coving to the ceiling.

Kitchen

13'5 x 6'9 plus recess (4.09m x 2.06m plus recess)

A uPVC double glazed window to the rear aspect. Fitted with a range of gloss white base, wall and drawer units with contrasting work surfaces. Stainless steel sink unit with mixer tap. Plumbing for an automatic washing machine. Double radiator. Provision for an electric cooker. Space for a fridge freezer. Tiled splash backs. Under stairs storage cupboard. Door leading into a garden shed. A uPVC double glazed door leading into the rear porch.

Garden Shed

7'6 x 7'2 (2.29m x 2.18m)

A uPVC double glazed door to the side aspect. A uPVC double glazed window to the front. Lighting.

Rear Porch

Single glazed. Door to the side leading out into the rear garden.

First Floor Landing

A uPVC double glazed window to the rear aspect. Doors leading into the shower room and bedrooms. Access via a hatch with a ladder to the boarded loft with lighting.

Bedroom One

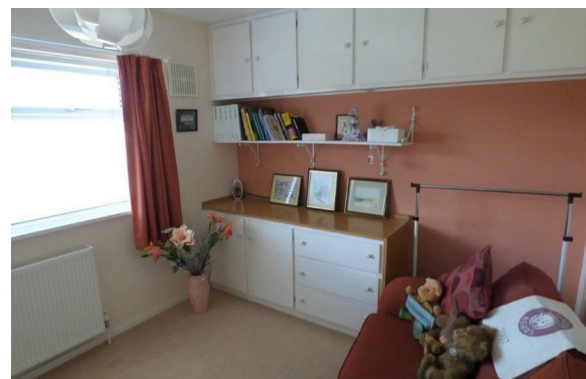
14'9 x 10'4 (4.50m x 3.15m)

There are uPVC double glazed windows to the front and rear aspects. Fitted wardrobes, dressing table and overhead storage facilities. Double radiator.

Bedroom Two

10'4 x 9'7 (3.15m x 2.92m)

A uPVC double glazed window to the front aspect. Double radiator. Cupboard with storage and housing the combi boiler. Fitted cupboards, wall and drawer unit. Further storage cupboard.



Shower Room

7'2 x 4'9 (2.18m x 1.45m)

A uPVC double glazed window to the rear aspect. Comprising of a shower enclosure with plumbed in shower, vanity unit with sink inset and mixer tap and low level flush WC. Fully tiled walls. Heated towel radiator.

External

Attractive garden to the front with grey chipping areas. Various flower beds. Iron railing and fencing to the surrounds. Further attractive lawn garden with crazy paving, decking area, raised rockery, pergolas and fencing to the surrounds. There is also an outside tap and a wooden shed.

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.

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: 00360028009304. 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(62)

Viewings

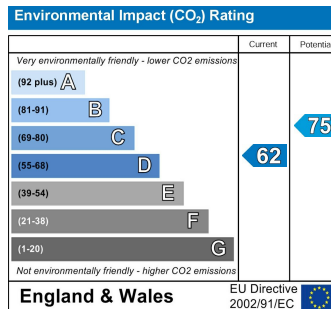
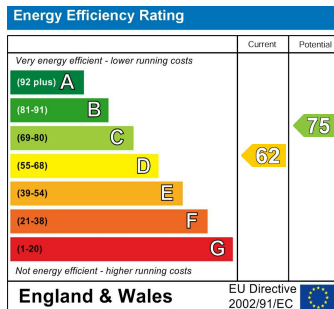
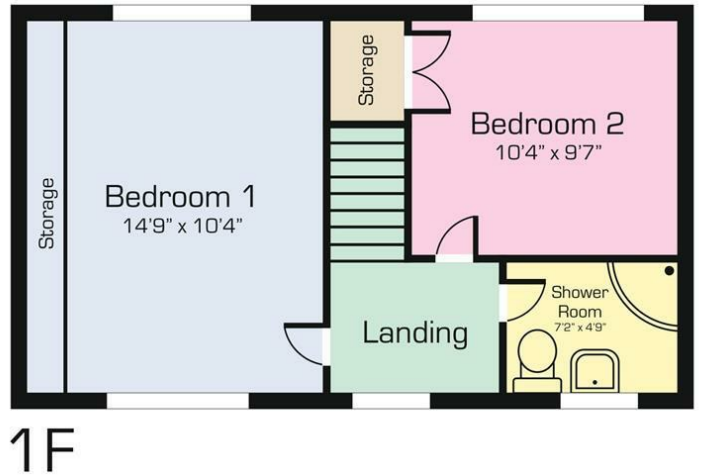
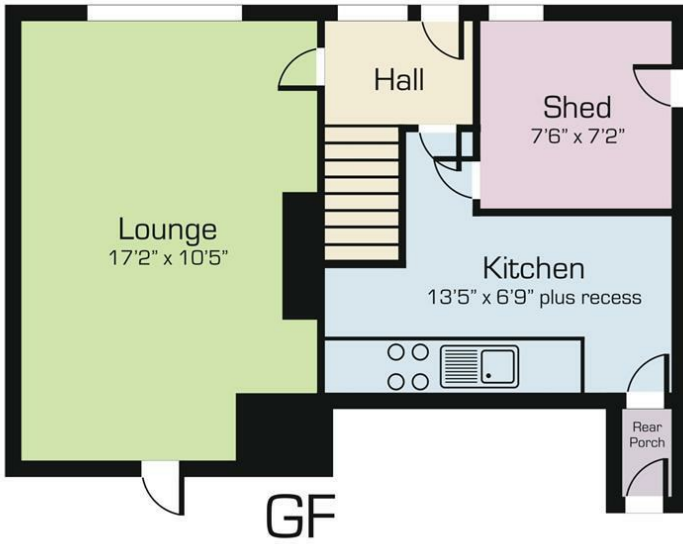
Strictly by appointment with the Sole Agents on (01482) 375212.

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