



## 17 Henley Drive, Hull

Offers over £85,000

A superb starter home! A two double bedroom mid terrace house with NO CHAIN INVOLVED, This lovely house is very worthy of an internal inspection to appreciate, slightly extended to the rear to offer a great kitchen/dining room with utility, a very generous rear garden with garage! Situated in a quiet residential cul-de-sac position within walking distance to local transport links and amenities.



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## Entrance

The entrance is via a composite glazed door.

## Entrance Hall

The entrance hall has the stairs to the 1st floor and a radiator.

## Lounge 4.421 x 3.869 (14'6" x 12'8")

The spacious lounge has a uPVC double glazed window to the front aspect, carpet flooring, and a storage cupboard, a beautiful fireplace with inset gas fire (capped off).

## Kitchen/Dining Room 4.747 x 3.352 (15'7" x 11'0")

The kitchen is fitted with a range of base and wall units with contrasting work surfaces, plumbing for an automatic washing machine, and free standing cooker, space for a fridge freezer and vinyl flooring, a storage cupboard and a uPVC double glazed window to the rear aspect, a radiator and the kitchen extension leads to the -

## Utility Room

The utility area has a storage cupboard, a uPVC double glazed door leads to the rear garden.

## Stairs to the 1st floor

The stairs to the 1st floor has the loft access and carpet floor.

## Bedroom One 3.405 x 4.581 (11'2" x 15'0")

The bedrom is spacious and has a radiator, a uPVC double glazed window to the front aspect and carpet flooring, a range of fitted furniture offering ample storage.

## Bedroom Two 2.738 x 2.465 (9'0" x 8'1")

The second bedroom has a radiator and carpet flooring, a uPVC double glazed window to the rear aspect.

## Shower room 1.892 x 2.276 (6'2" x 7'6")

The shower room has a low level wc and vanity wash hand basin, a uPVC double glazed window to the rear aspect, a shower enclosure with thermostatic shower and a radiator, vinyl flooring.

## To the front of the property

To the front of the property there is a generous garden of low maintenance with low level brick wall boundary.

## To the rear of the property

To the rear of the house there is a mature generous sunny rear garden, with the detached large garage which has power and up/over door, the garden has a range of mature plants and shrubs and lawn and high level timber fence boundary.

## Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask

## Agents Notes



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Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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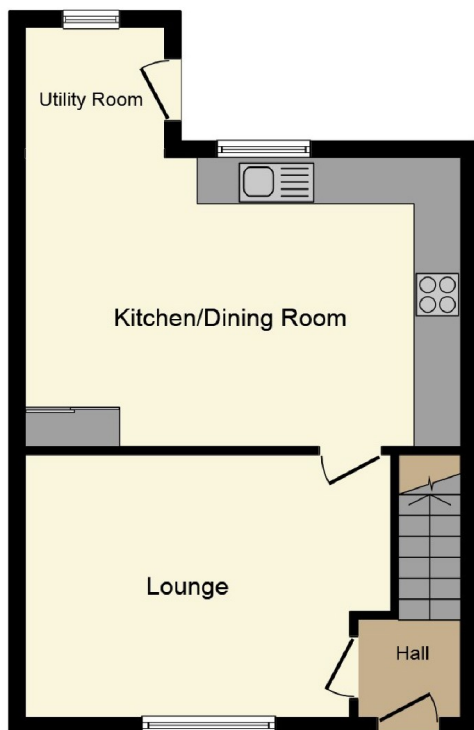
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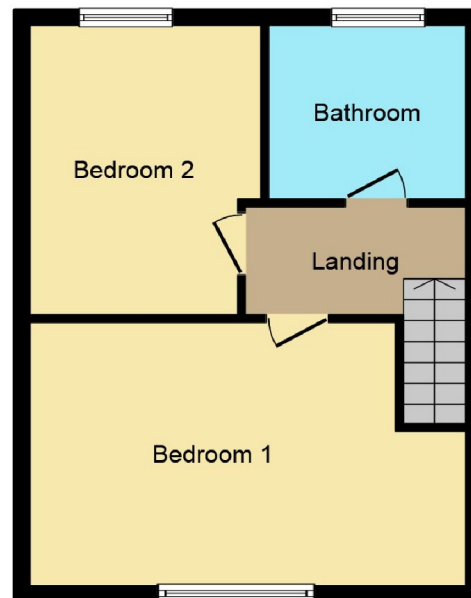
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# 17 Henley Drive, Hull



**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.