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Matthew
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MOVING HOME



9 Legends Way, Hull, HU4 6AW

- 📍 Impressive Townhouse
- 📍 Four Bedrooms
- 📍 Stylishly Presented
- 📍 Fabulous Kitchen
- 📍 En-suite to Master
- 📍 Garden & Garage
- 📍 Must be Viewed!
- 📍 EPC - B

£189,950

INTRODUCTION

This really impressive four bedroom townhouse provides spacious and very versatile accommodation stylishly presented by the current owners. Full of features, this lovely home had a fabulous dining kitchen, with double doors opening out to the rear garden. There is also a ground floor reception room. At first floor lie the lounge and bedroom 4/further reception room. Upon the upper floor are three further bedrooms, the master with ensuite and a separate family bathroom. Central heating and double glazing are installed. A garden with artificial grass and a paved patio extend to the rear and a driveway leads to a single garage situated in a courtyard to the rear.

LOCATION

Legends Way is part of a stylish recent development by Strata Homes, situated off Boothferry Road, on the site of Hull City's former home, Boothferry Park. The property is therefore well placed for travelling either into Hull city centre or in a westerly direction towards the motorway network.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

A welcoming hallway with staircase leading up to the first floor.



CLOAKS/WC

With low level WC and wash hand basin.

DINING KITCHEN

14'8 x 13'9 approx (4.47m x 4.19m approx)

A fabulous spacious dining kitchen with double doors leading out to the rear garden. There is an excellent range of fitted units with rolltop work surfaces, tiled surround, and an integrated oven, hob, extractor hood, stainless steel splashback, plumbing for an automatic washing machine, space for a tumble dryer.



ALTERNATIVE VIEW



ALTERNATIVE VIEW



DAY ROOM/OFFICE

13'10 x 8'8 approx (4.22m x 2.64m approx)
With window to the front elevation.



FIRST FLOOR

LANDING

Further staircase leading to the upper floor. Cupboard housing the boiler.

LOUNGE

14'8 x 13'10 approx (4.47m x 4.22m approx)
With two windows to the front elevation.



BEDROOM 4

14'8 x 8'10 approx (4.47m x 2.69m approx)
With two windows to the rear elevation.



SECOND FLOOR

LANDING

Door to:

BEDROOM 1

12'10 x 14'8 approx (3.91m x 4.47m approx)
With fitted furniture comprising wardrobes, drawers and dressing table. Two windows to the front elevation.



EN-SUITE SHOWER ROOM

With suite comprising low level WC, wash hand basin and shower enclosure.



BEDROOM 2

9'0 x 7'1 approx (2.74m x 2.16m approx)
With fitted wardrobes, window to the rear elevation.



BEDROOM 3

9'0 x 5'6 approx (2.74m x 1.68m approx)
With fitted wardrobes, window to rear elevation.



BATHROOM

With suite comprising bath, low level WC and wash hand basin.



OUTSIDE

To the rear lies a paved patio and an artificial grass lawn, which is bounded by fencing. There is also a rear drive and single garage located in a courtyard setting.



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VIEWING APPOINTMENT

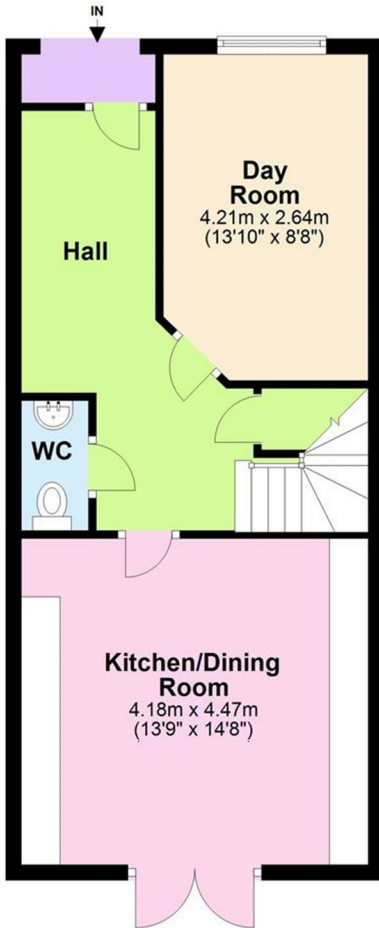
TIMEDAY/DATE

SELLERS NAME(S)



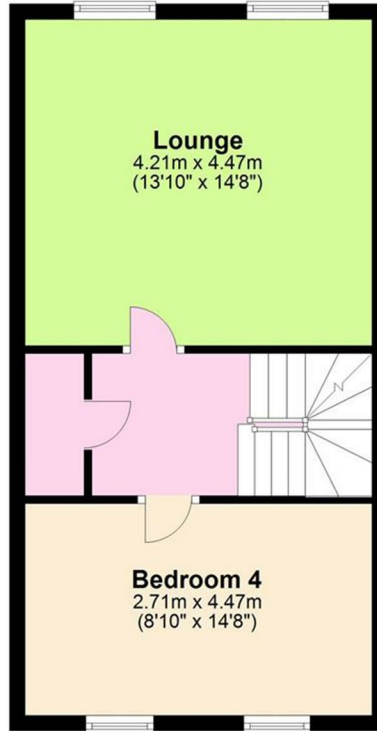
Ground Floor

Approx. 46.6 sq. metres (501.9 sq. feet)



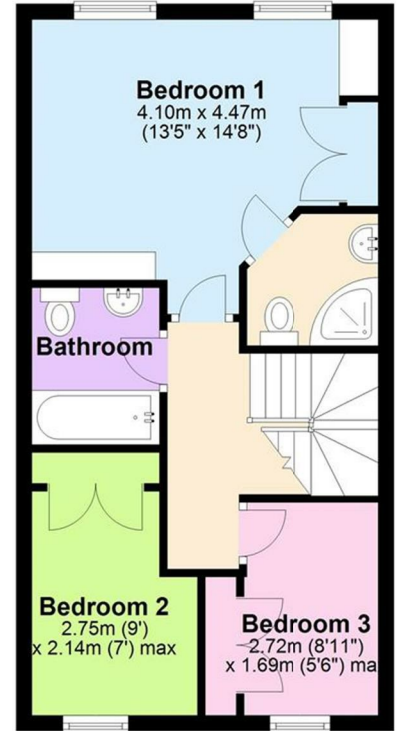
First Floor

Approx. 40.0 sq. metres (430.9 sq. feet)



Second Floor

Approx. 40.0 sq. metres (430.9 sq. feet)



Total area: approx. 126.7 sq. metres (1363.6 sq. feet)

