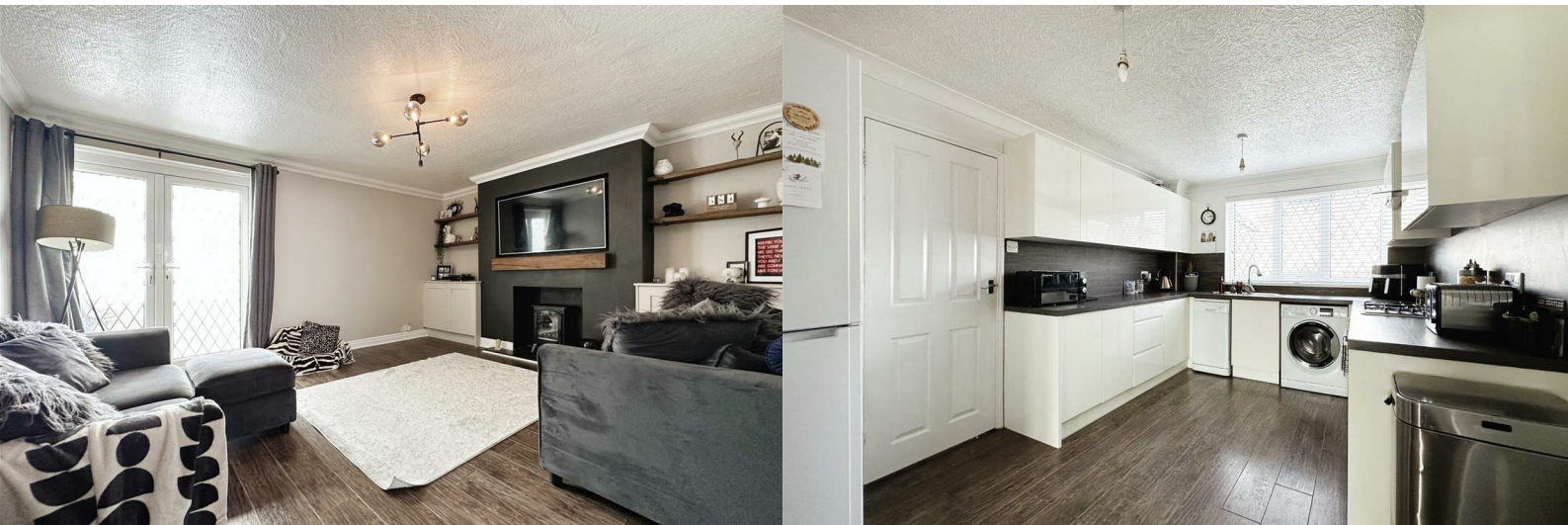




8 Reigate Close
Hull, HU8 9DQ

Guide price £110,000



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Ground Floor:

Entrance Hallway

A welcoming entrance into the home via UPVC Double glazed door to the front, fixed staircase approach to the first floor level, useful storage cupboard, laminate flooring, radiator and door leading to:

Kitchen

13'5" x 9'5" (4.09m x 2.88m)

With UPVC double glazed window to the front. Kitchen fitted with a range of high gloss base and wall mounted units, contrasting laminate worksurfaces with matching splashback, inset stainless steel sink unit, inset four ring gas hob with extractor over, built in electric oven and ample space for freestanding appliances. Finished with laminate flooring and arch into the lounge.

Lounge

12'7" x 15'7" (3.86m x 4.77m)

To the rear of the property with UPVC French doors opening to the conservatory, Cupboards either side of chimney breast, decorative log burner style fire, laminate flooring and radiator.

Conservatory

7'11" x 13'8" (2.43m x 4.17m)

A UPVC built conservatory with patio doors opening out to the garden, with laminate flooring and radiator.

First Floor:

Landing

A central landing with access to all first floor rooms, useful storage cupboards and carpet floor covering.

Bedroom One

12'4" x 8'9" (3.78m x 2.68m)

A double bedroom to the rear with UPVC double glazed window, carpet flooring and radiator.

Bedroom Two

10'6" x 6'7" (3.22m x 2.02m)

A second double bedroom to the front with a UPVC double glazed window, carpet flooring, generous storage cupboard and radiator.

Bedroom Three

9'5" x 6'5" (2.88m x 1.98m)

A third bedroom to the rear with UPVC double glazed window, carpet flooring and radiator.

House Bathroom

5'5" x 8'7" (1.67m x 2.62m)

A modern three piece suite in white, comprising panelled bath with shower over, pedestal sink and low level WC. With vinyl flooring, UPVC double glazed windows and radiator.

Outside

Externally, to the front is a gated garden with access to the front door and outhouse/ store and to the rear is a low maintenance patio garden with gate to the rear.

Council Tax

We have been advised the property is Council Tax band A

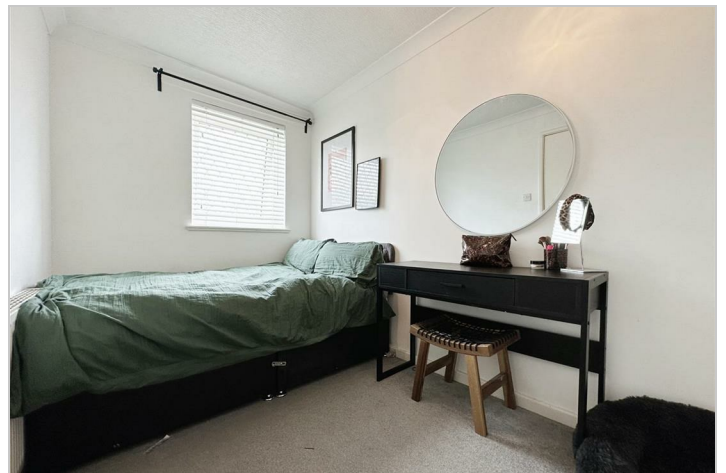
ADDITIONAL INFORMATION

Tel: 01482 322411

Tenure:
Freehold

Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



Road Map



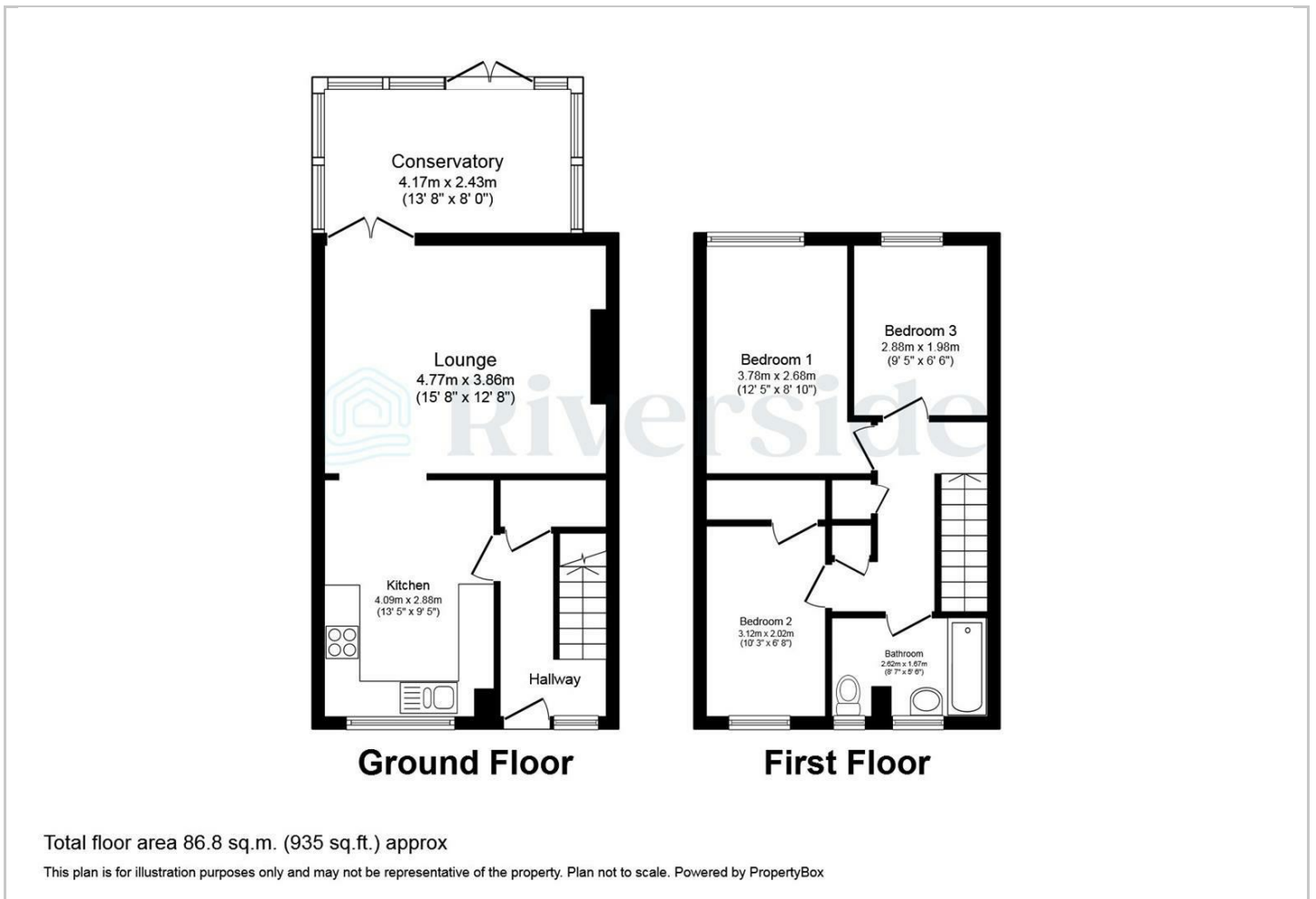
Hybrid Map



Terrain Map



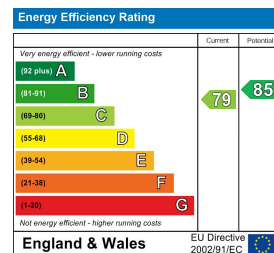
Floor Plan



Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.