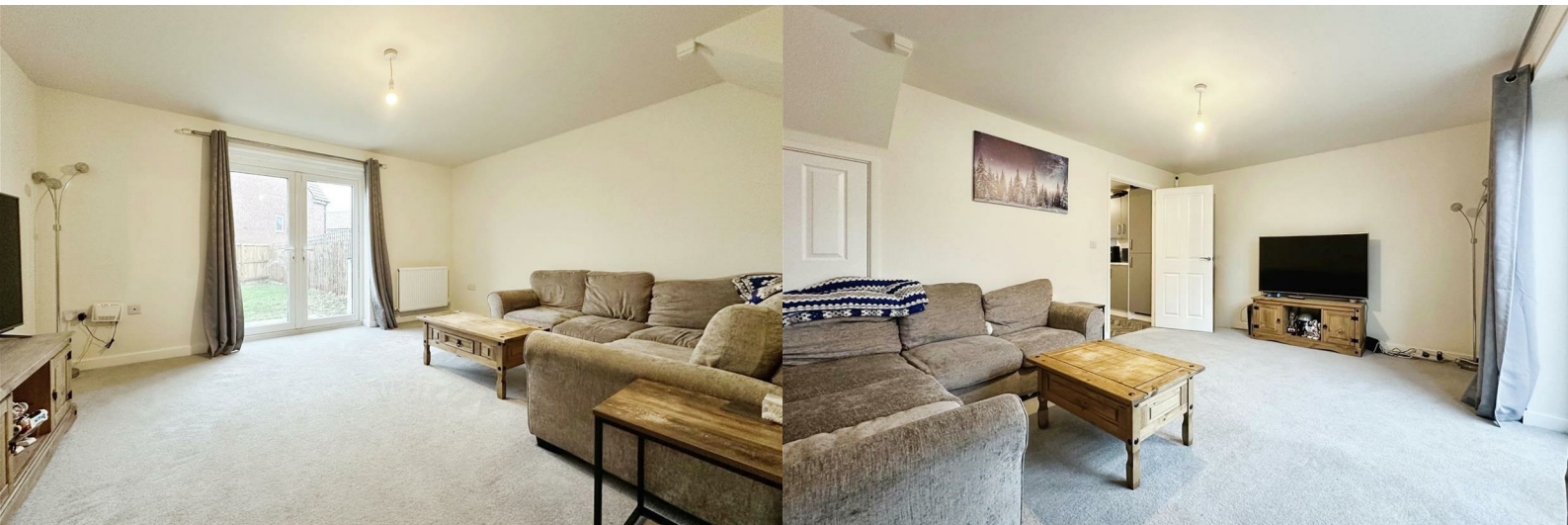




26 Waudby Way
Hull, HU9 4DF

£200,000

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, Hull, HU9 4DF

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Ground Floor:

Entrance Hallway

Entrance to the front via double glazed door, with fixed staircase approach to the first floor level and radiator.

Cloakroom

With UPVC double glazed window to the front and radiator. Fitted with a low level WC and sink unit.

Dining Kitchen

11'7" x 13'5" (3.55m x 4.09m)

With UPVC double glazed window to the front. Fitted with a range of base and wall mounted units, laminated worktops with matching upstands, inset stainless steel sink unit, inset four-ring gas hob with extractor over and built in electric oven below, plus integrated fridge freezer, washing machine and dishwasher. Ample space for a dining table and finished with vinyl flooring and radiator.

Lounge

11'8" x 14'9" (3.56m x 4.51)

To the rear of the property, a spacious room with UPVC French doors to the garden, storage cupboard under the stairs, carpet flooring and radiator.

First Floor:

Landing

A central landing providing access to all first floor rooms and a storage cupboard.

Bedroom Two

14'9" x 8'8" (4.50m x 2.66m)

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

Bedroom Three

8'1" x 9'5" (2.47m x 2.89m)

Third double bedroom to the front with UPVC double glazed window, carpet flooring, radiator.

House Bathroom

8'0" x 6'7" (2.46m x 2.03m)

Family bathroom with UPVC double glazed window to the side. Fitted with a three-piece suite in white, comprising panelled bath with thermostatic shower over, pedestal sink and low level WC. with vinyl floor and radiator.

Lobby

5'9" x 6'3" (1.77m x 1.93m)

A lobby area to the bottom of the stairs to the second floor, with UPVC double glazed window to the front. An ideal space for a home office or dressing area.

Second Floor

Master Bedroom

18'9" x 14'8" (5.72m x 4.49m)

A large master bedroom occupying the whole top floor (including en-suite) with UPVC double glazed window, carpet flooring and radiator.

En-Suite

7'9" x 5'5" (2.38m x 1.66m)

With a roof window to the rear. Fitted with a three

piece suite in white, comprising shower cubicle, pedestal sink and low level WC. With vinyl flooring, radiator and access to eaves storage.

Outside

Externally, to the front is an open plan lawned garden, to the side is a driveway for two vehicles and to the rear is an enclosed garden, mainly laid to lawn with patio area for seating.

Council Tax

We have been informed the property is council tax band B.

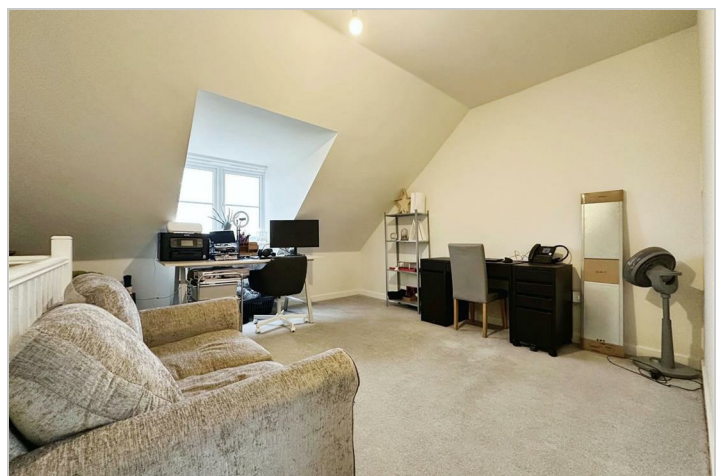
ADDITIONAL INFORMATION

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.



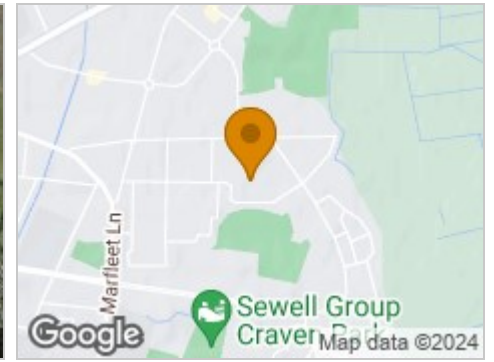
Road Map



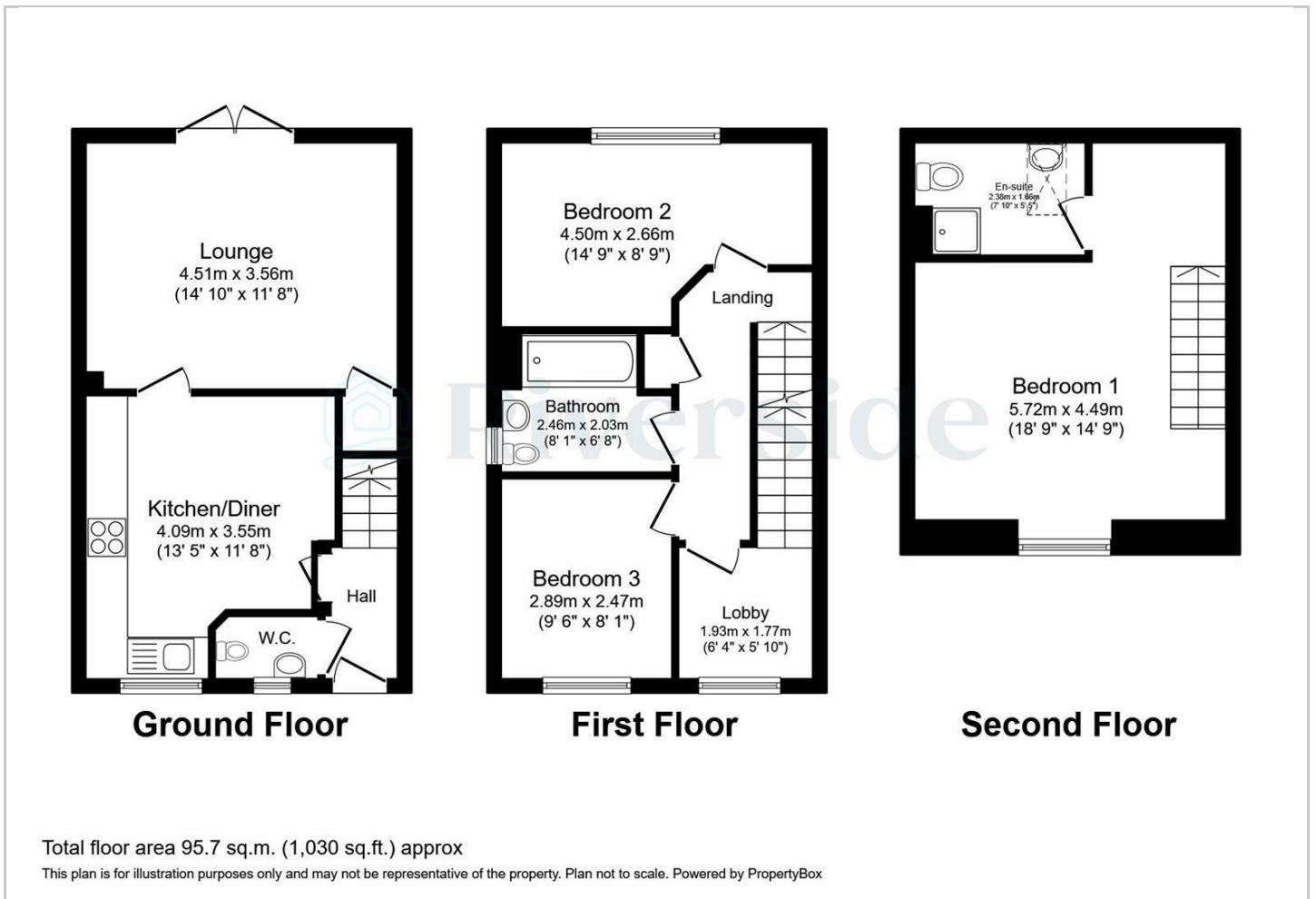
Hybrid Map



Terrain Map



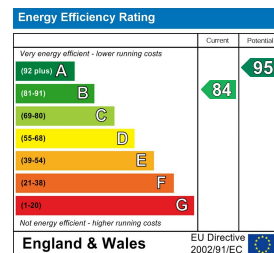
Floor Plan



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.