



18 Stapleford Close

, Hull, HU9 4NE

Offers over £93,000



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Summary

Offered for sale with NO ONWARD CHAIN is this well presented, two bedroom terraced property in the popular Greatfield area of Hull, close to Oldfleet Primary School, a range of shops and takeaways and walking distance to a regular bus route.

Boasting two double bedrooms, a dual aspect lounge/diner, a modern kitchen and generous gardens, this is sure to appeal to both first time buyers and investors alike.

Benefitting from gas fired central heating and UPVC double glazing throughout and briefly comprises; to the ground floor, entrance hallway, spacious lounge/ diner and a modern kitchen to the rear. To the first floor is a central landing, two double bedrooms and the house bathroom with a three piece suite. Externally, the property has a lawned front garden and the rear is an enclosed, low maintenance garden.

Early viewing highly recommended and can be arranged via our office!

Ground Floor:

Entrance Hallway

Access to the front via UPVC double glazed door. Providing access to ground floor rooms with fixed staircase to first floor, understairs cupboard, laminate flooring and radiator.

Lounge/diner

20'5" x 11'5" max (6.23m x 3.49m max)

A bright dual aspect lounge/diner with UPVC windows to the front and rear, fireplace housing gas fire with marble effect surround, laminate flooring and radiator.

Kitchen

9'1" x 8'10" (2.78m x 2.70m)

At the rear of the property, fitted with a modern kitchen comprising base and wall mounted units, laminated worksurfaces, tiling to splashback areas, inset stainless steel sink unit, inset four-ring gas hob with extractor over and electric oven below and integrated fridge and freezer. With laminate flooring and UPVC double glazed door and window.

First Floor:

Landing

Central landing with storage cupboard and providing access to all first floor rooms.

Bedroom One

15'0" x 9'3" (4.59m x 2.83m)

A spacious double bedroom to the front with two UPVC double glazed windows flooding the room with natural light, cupboard housing the boiler, laminate flooring and radiator.

Bedroom Two

10'11" x 9'2" (3.34m x 2.80m)

A second double bedroom to the rear of the property with UPVC double glazed window, laminate flooring and radiator.

Bathroom

8'9" x 5'5" (2.69m x 1.66m)

With two UPVC double glazed windows to the rear. Fitted with a three piece suite; comprising, panelled bath with hand held shower attachment, pedestal sink unit and low level WC. Chrome effect heated towel radiator.

Front Garden

Mostly laid to lawn with feature blue slate area, pathway leading to front door and fencing to all boundaries.

Rear Garden

An enclosed, low maintenance garden with patio area and decorative slate chippings, 6ft fence to the boundaries and a gate providing access to the ten foot at the rear. A secure, brick built storage shed provides ample storage for garden furniture/ tools etc.

Council Tax Band

We have been advised this is council tax band A.

ADDITIONAL INFORMATION

Tenure:

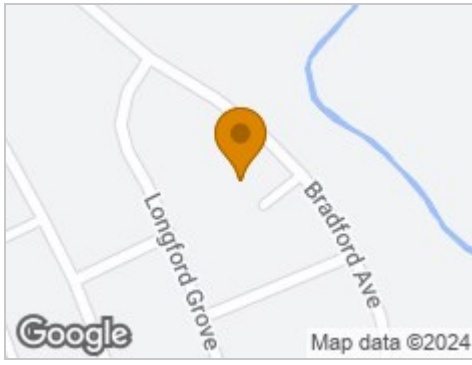
Freehold

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



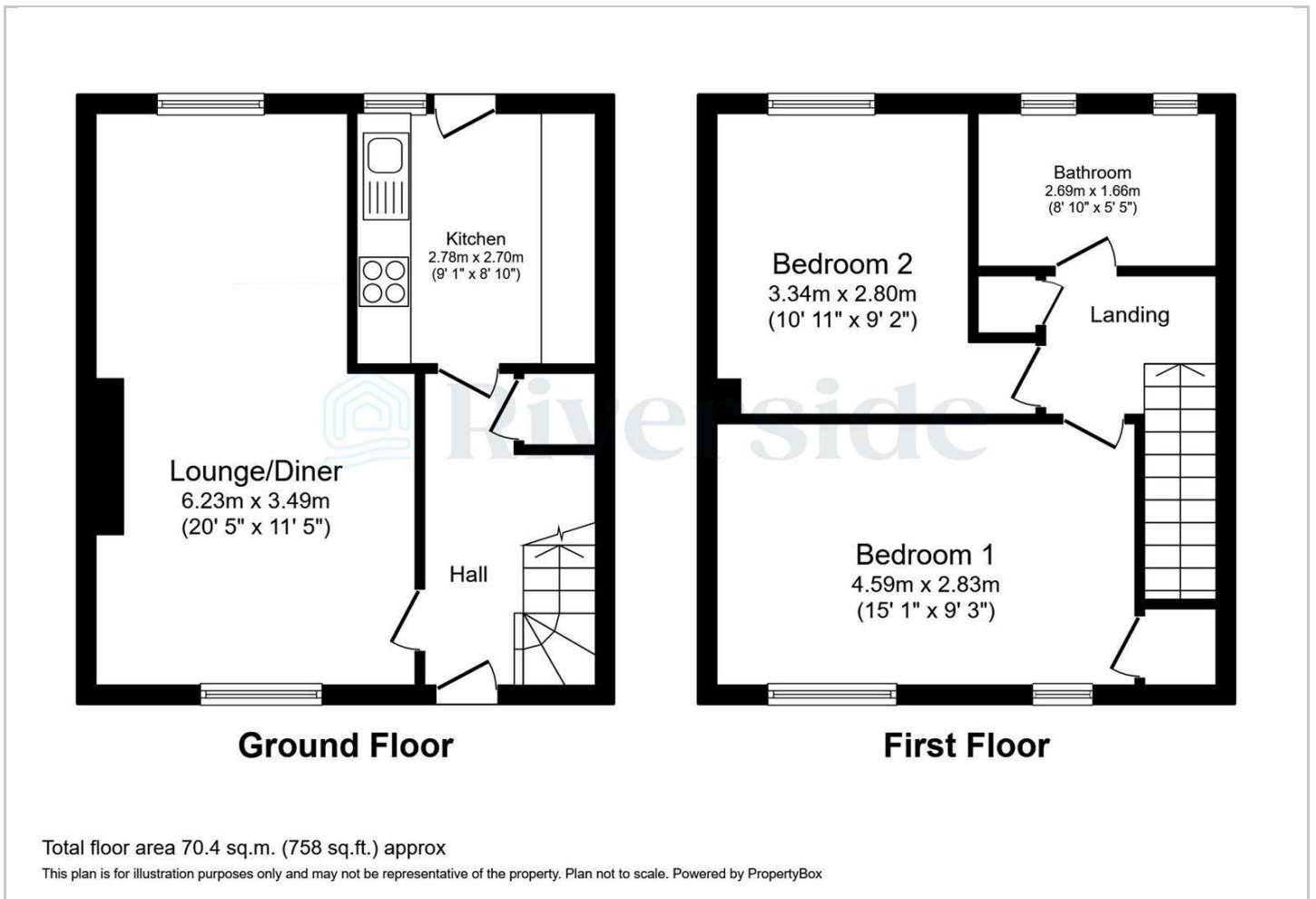
Hybrid Map



Terrain Map



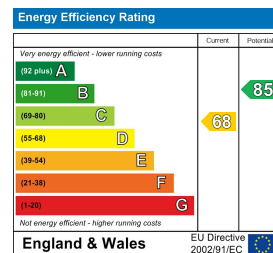
Floor Plan



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.