



## 6 Gisburn Road

, Hessele, HU13 9HX

Offers over £125,000



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## Ground Floor:

### Entrance Hallway

Entry to the front via UPVC double glazed door, with hallway providing UPVC double glazed window to the side, fixed staircase approach to the first floor and access to the through lounge.

### Through lounge/diner

19'5" x 9'6" (5.92m x 2.91m)

With UPVC double glazed window to the front, UPVC French doors to the rear, carpet flooring, radiator and door leading to the kitchen.

### Kitchen

7'5" x 9'8" (2.28m x 2.97m)

Fitted with a range of base and wall mounted units, laminated worksurfaces, tiling to splashback areas, inset stainless steel sink unit, inset electric hob and built in electric oven. With UPVC double glazed window to the rear, door to the side and vinyl flooring.

## First Floor:

### Central landing

With UPVC double glazed window to the side and access to all first floor rooms.

### Master Bedroom

14'1" x 8'11" (4.31m x 2.74m)

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

### Bedroom Two

10'3" x 9'5" (3.13m x 2.88m)

A second double bedroom with UPVC double glazed window, built in storage cupboard, carpet flooring and radiator.

### Bathroom

6'5" x 5'5" (1.98m x 1.66m)

Fitted with a three piece suite, comprising, panelled bath with electric shower over, pedestal sink unit and low flush WC. With extensive tiling to the walls, UPVC double glazed window to the side and built in storage cupboard.

### Externally

Externally, to the front is a low maintenance, open plan gravelled garden which could be converted to provide off street parking (subject to necessary permissions). To the side is a secure passage to the rear garden via UPVC double glazed door which also has access to the outhouses which currently has electric and plumbing for washing machine. To the rear is a generous enclosed garden, mainly laid to lawn with decking area for seating.

### Council Tax Band

We have been advised the property is council tax band A, payable to East Riding of Yorkshire Council.

## ADDITIONAL INFORMATION

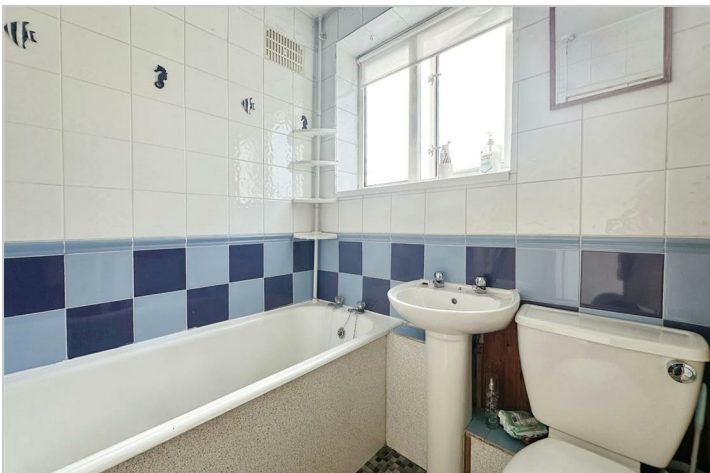
Tenure:

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.



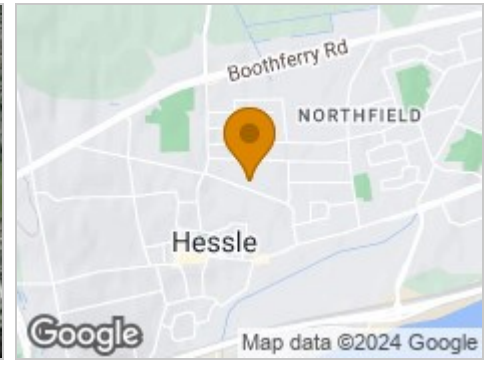
## Road Map



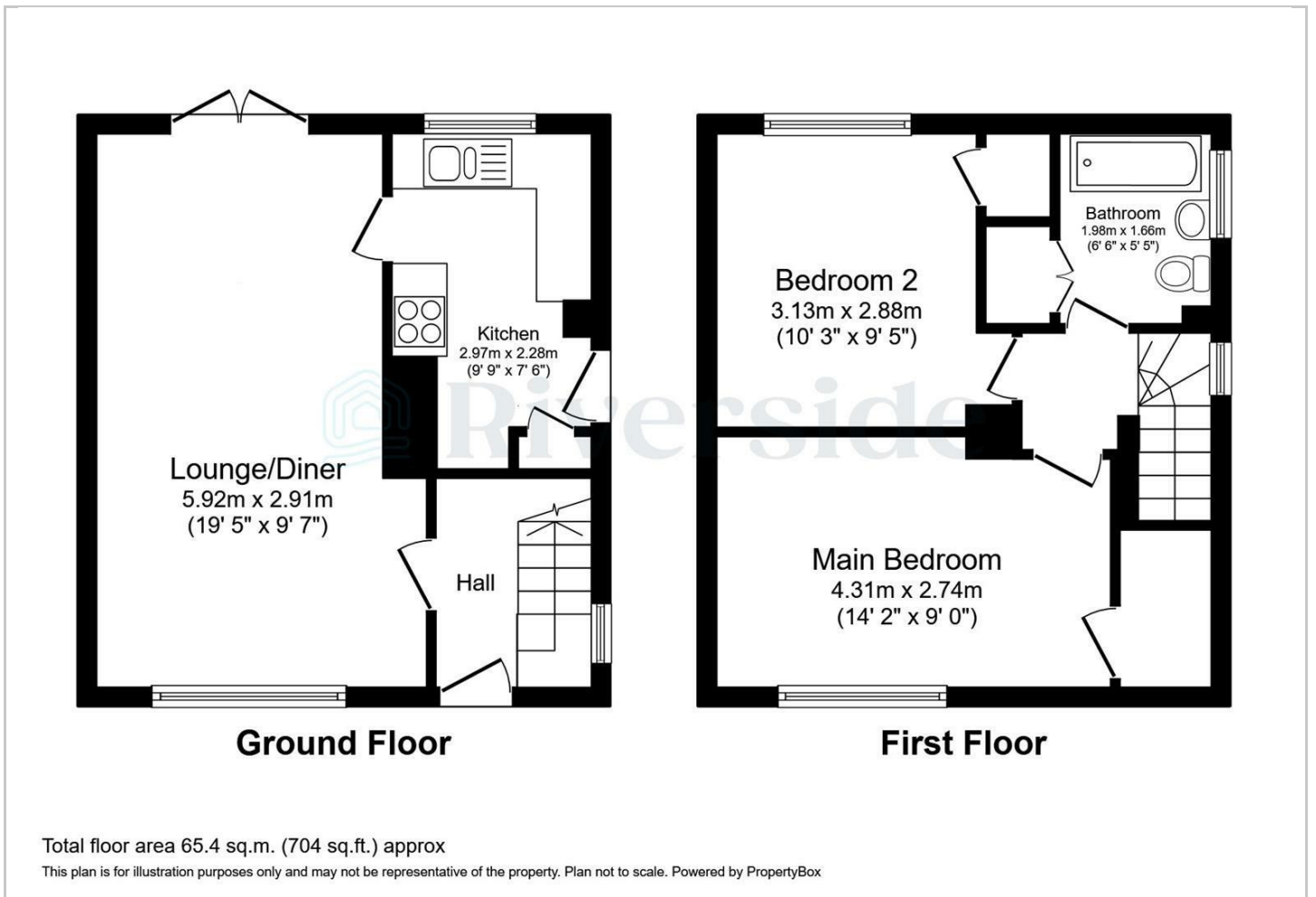
## Hybrid Map



## Terrain Map



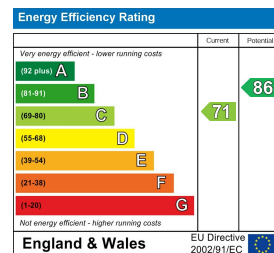
## Floor Plan



## 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.