



12 Rutland Road

, Hull, HU5 5AL

£115,000



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Summary

INVITING OFFERS BETWEEN £115,000 - £120,000.

Offered for sale with NO ONWARD CHAIN is this well presented mid terrace property, located in popular residential location, just off Spring Bank West.

Boasting two double bedrooms plus loft space, modern fitted kitchen, generous garden to rear with garage and off street parking to the front.

Ideal for first time buyers, this smart property briefly comprises; to the ground floor, porch and hallway, spacious lounge, dining kitchen and house bathroom.

To the first floor is a landing space, master bedroom, second double bedroom and an office space with fixed staircase.

To the second floor is a boarded loft space with Velux window and storage in the eaves.

Externally, is a gravelled driveway to the front and to the rear is an enclosed garden with access to 10-foot and a single garage.

Early viewing essential and can be arranged via our office!

Ground Floor

Entrance Porch

Entry to the front via UPVC double glazed door, with UPVC double glazed window to the front. Opening into:

Hallway

With fixed staircase to the first floor level. Storage heater. Door opening into:

Lounge

15'3" x 14'11" (4.65m x 4.55m)

A spacious lounge to the front with double glazed window to the front. With gas fireplace creating central focal point, under stairs cupboard and laminate flooring.

Dining Kitchen

17'11" x 8'2" (5.47m x 2.50m)

A modern kitchen with a range of base and wall mounted units, laminated work surfaces, tiling to the splashback areas, inset stainless steel sink unit and space for free standing cooker and other kitchen appliances. With UPVC double glazed windows to the rear and side plus UPVC double glazed door to the garden. Laminate flooring and electric storage heater.

Bathroom

14'1" max x 6'4" (4.31m max x 1.95m)

Fitted with a three-piece suite in white, comprising, panelled bath with thermostatic shower over, pedestal sink unit and low level WC, finished with full tiling to walls and floor and two UPVC double glazed windows.

First Floor:

Tel: 01482 322411

Landing

Master Bedroom

14'11" max x 12'8" (4.56m max x 3.88m)

A generous double bedroom to the front of the property with two double glazed windows, built in storage cupboard and electric storage heater.

Bedroom Two

11'7" x 8'9" (3.54m x 2.67m)

Second double bedroom to the rear with UPVC double glazed window and electric storage heater.

Access to Loft

7'10" x 6'0" (2.39m x 1.83m)

A separate room with UPVC double glazed window to the rear, with fixed staircase to the boarded loft space.

Second Floor:

Boarded Loft Space

14'11" x 11'5" (4.55m x 3.49m)

With Velux window to the rear elevation and access to storage in the eaves at the both the front and rear. (Please note, the loft does not building regulations compliance certificate).

Outside

Externally, to the front, there is a gravelled driveway, accessed via dropped kerb. To the rear is an enclosed garden, mainly laid to lawn and with planted borders, a patio area, access to the 10-foot and a single garage.

Council Tax

We have been advised the property is council tax band A, payable to Hull City Council.

ADDITIONAL INFORMATION

Tenure:

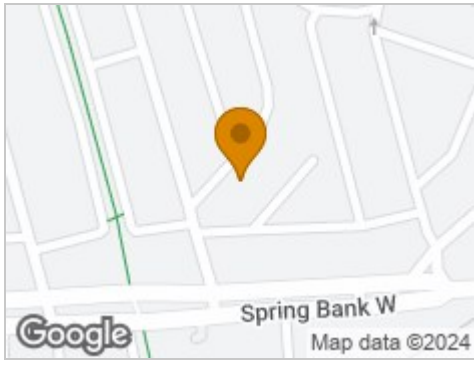
Freehold

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



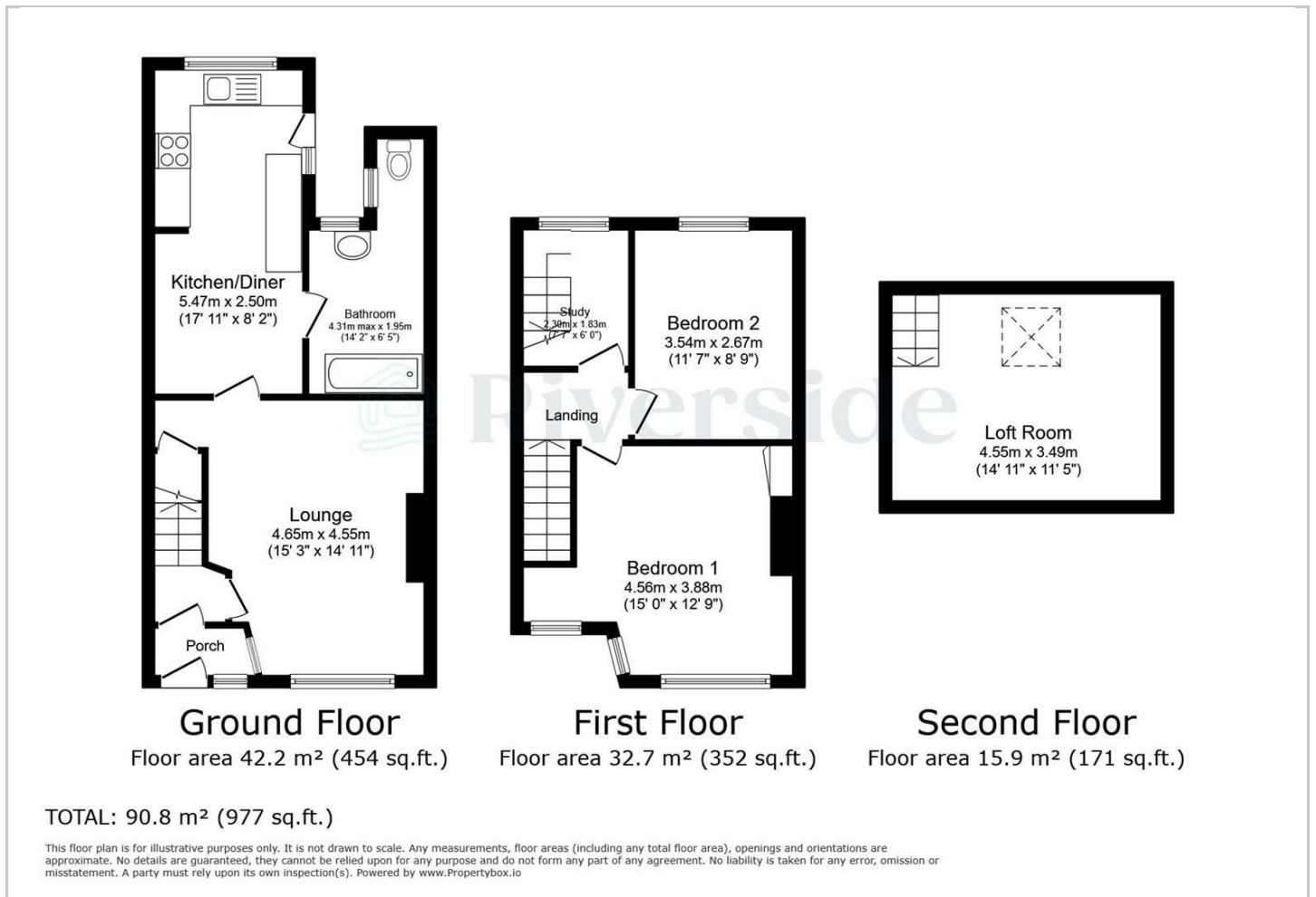
Hybrid Map



Terrain Map



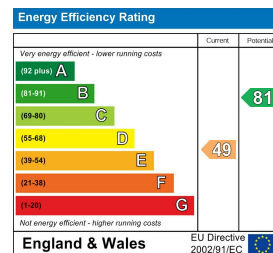
Floor Plan



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.