



2 Sedbergh Avenue
, HU5 4SE

Asking price £160,000



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Porch

Entry via UPVC double glazed porch to the front.
Opening into:

Hallway

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

Living Room

14'10" x 11'7" (4.54m x 3.54m)

A spacious living room with UPVC double glazed window to the front, radiator and gas fire featuring a modern mantelpiece, creating a central focal point.

Dining Room

14'11" x 7'11" (4.57m x 2.43m)

Adjoining the living room is a separate dining room leading to the kitchen.

Kitchen

15'7" x 11'1" (4.75m x 3.40m)

A contemporary high gloss kitchen in grey, with complimentary worksurfaces, built in electric oven, gas hob and extractor fan. Two UPVC double glazed windows and patio doors opening onto the rear garden.

Bedroom One

14'5" x 9'10" (4.41m x 3.01m)

A double bedroom located to the front elevation with UPVC double glazed window, carpet flooring and radiator.

Bedroom Two

8'9" x 8'9" (2.69m x 2.67m)

Second bedroom to the rear elevation with a UPVC double glazed window, carpet flooring and radiator.

Bedroom Three

11'3" x 6'11" (3.43m x 2.11m)

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

Bathroom

7'10" x 5'6" (2.39m x 1.68m)

A modern bathroom fitted with a three-piece suite in white, comprising, panelled bath with electric shower over, pedestal sink unit and low level WC. Finished with full tiling to walls and floor with complimentary splash back to the shower area and two UPVC double glazed windows.

Gardens

The property benefits from low maintenance gardens. The front garden features attractive stone chippings and a wall to the boundary. The rear garden consists of a decked area with artificial grass, with a gravelled area next to the garage and fencing to the boundaries.

Garage

To the rear of the property is a single garage with up and over door, offering off road parking or outdoor storage.

Council Tax

We have been advised the property is council tax band A.

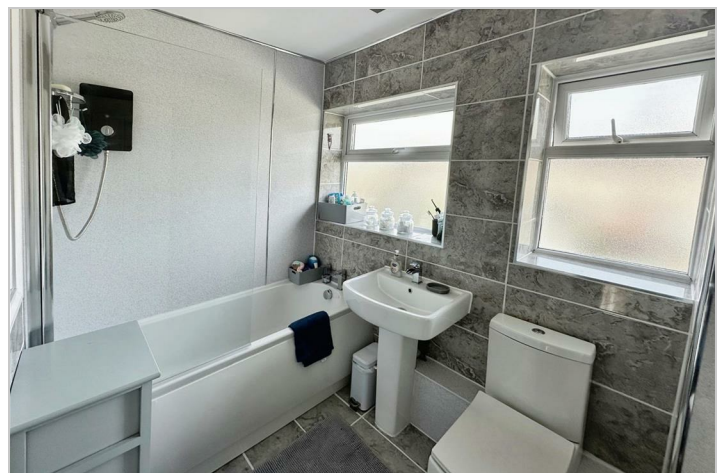
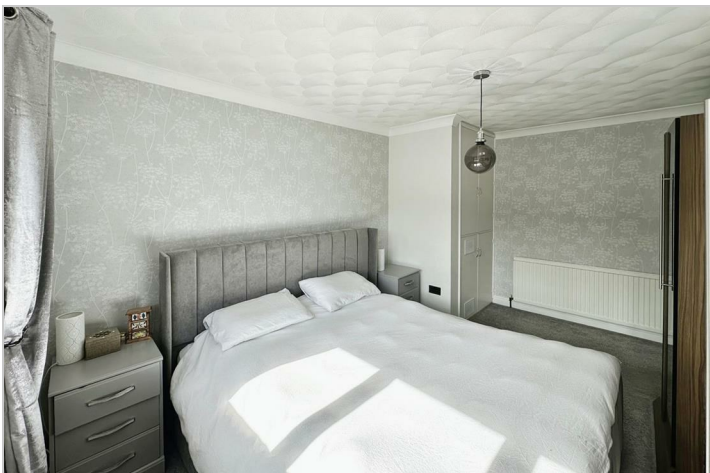
ADDITIONAL INFORMATION

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



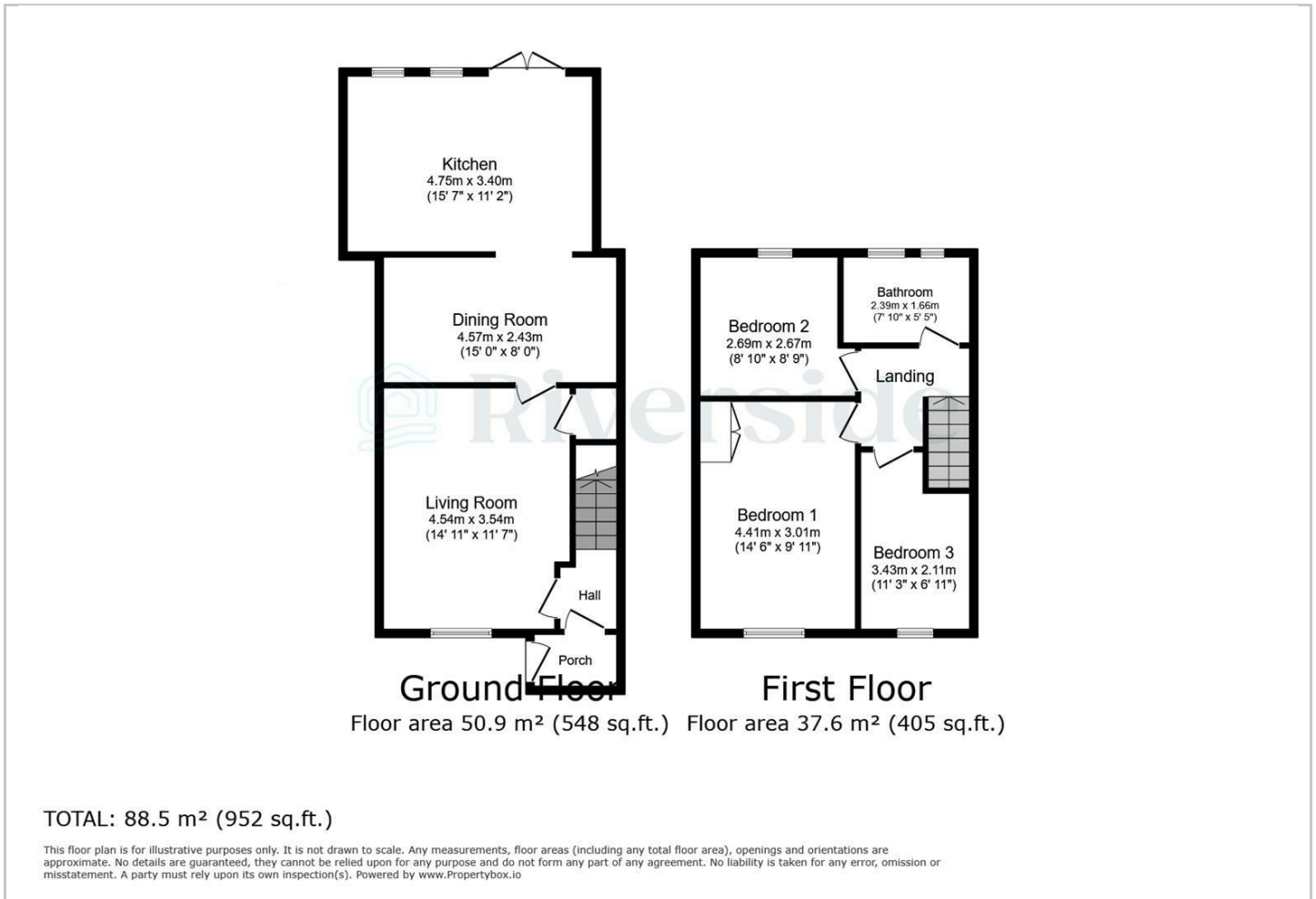
Hybrid Map



Terrain Map



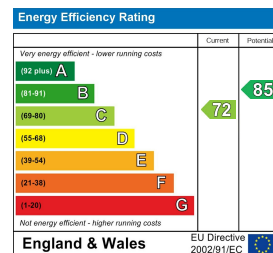
Floor Plan



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.