



13 Watson Street, Hull, HU7 4UR

£155,000

This charming two-bedroom semi-detached cottage is full of character and ideally situated in the heart of Sutton Village.

Beautifully presented to a high standard throughout, the property is in true move-in condition. The property benefits from off street parking to the rear.

Installed with gas central heating & double glazing

The accommodation briefly comprises; lounge, a spacious dining kitchen, utility room, bathroom, and hallway to the ground floor. To the first floor are two well-proportioned bedrooms accessed from the landing.

Externally, the property enjoys a fully enclosed rear garden, providing a private outdoor space along with off-street parking accessed via double gates to the rear.

Ground floor

Lounge

With entrance door, window to the front, laminate flooring, x2 radiators and feature fireplace.

Kitchen

With window to the rear, laminate flooring, radiator, range of wall & base units with contrasting work surface & tiling to splash backs, 1 1/4 sink unit with mixer tap, gas hob, extractor hood, inset electric oven and inset microwave.

Utility room

With rear door, window to the rear, laminate flooring, radiator and plumbing for automatic washing machine.

Bathroom

With window to the rear, tiled flooring, radiator, tiled walls, low flush w/c, pedestal hand wash basin and panel enclosed bath with shower over.

Hallway

With stairs off:

First floor

Landing

With doors to:

Bedroom:

With window to the front, carpet flooring, radiator and built in storage.

Bedroom

With window to the rear, carpet flooring, radiator and built in storage.

Exterior

To the rear is a fully enclosed rear garden with space for parking accessed via double gates.

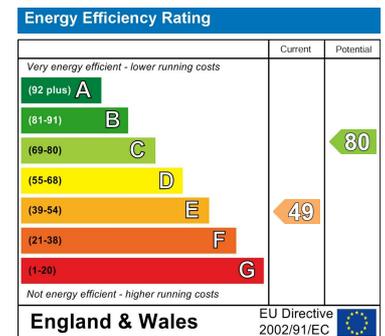
Floor Plan



Area Map



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.