

572 Holderness Road, Hull, HU9 3ET

£235,000

This four bedroom end of terrace property is an ideal family home! Situated in this popular residential location opposite Woodford Leisure centre and close by to local amenities, bus links and within walking distance of East Park! Benefiting from off street parking via the detached garage! Installed with gas central heating & double glazing. Accommodation briefly comprises; entrance hallway, lounge, sitting room, dining room and kitchen to the ground floor. The first floor comprises; landing, four bedrooms, bathroom and separate W/C. To the exterior is an easily maintainable front yard with path to entry. To the rear is a fully enclosed garden with lawn, decking and entry into garage with room for one vehicle.

## Ground floor

### Entrance hallway

With entrance door, hard wood flooring, radiator, stairs off and doors to:

### Lounge

With bay window to the front, carpet flooring, radiator and feature fireplace with log burning stove.

### Sitting room

With window to the rear, carpet flooring, radiator and feature fireplace.

### Dining room

With window to the rear, laminate flooring and radiator.

### Kitchen

With window to the rear, laminate flooring, range of wall & base units with solid wood worktop, tiling to splash backs, Belfast sink with mixer tap, range cooker, extractor hood, integrated dishwasher, space for fridge freezer, boiler within cupboard, plumbing for automatic washing machine and rear door.

## First floor

### Landing

With carpet flooring and doors to:

### Bedroom

With bay window to the front, additional window to the front, hard wood flooring, radiator and feature fireplace.

### Bedroom

With window to the rear, hard wood flooring, radiator and feature fireplace.

### Bedroom

With window to the rear, carpet flooring and radiator.

### Bedroom

With window to the side, carpet flooring and radiator.

### Bathroom

With window to the side, laminate flooring, heated towel rail, tiled walls, low flush w/c, vanity hand wash basin and P shaped bath with shower over.

W/C

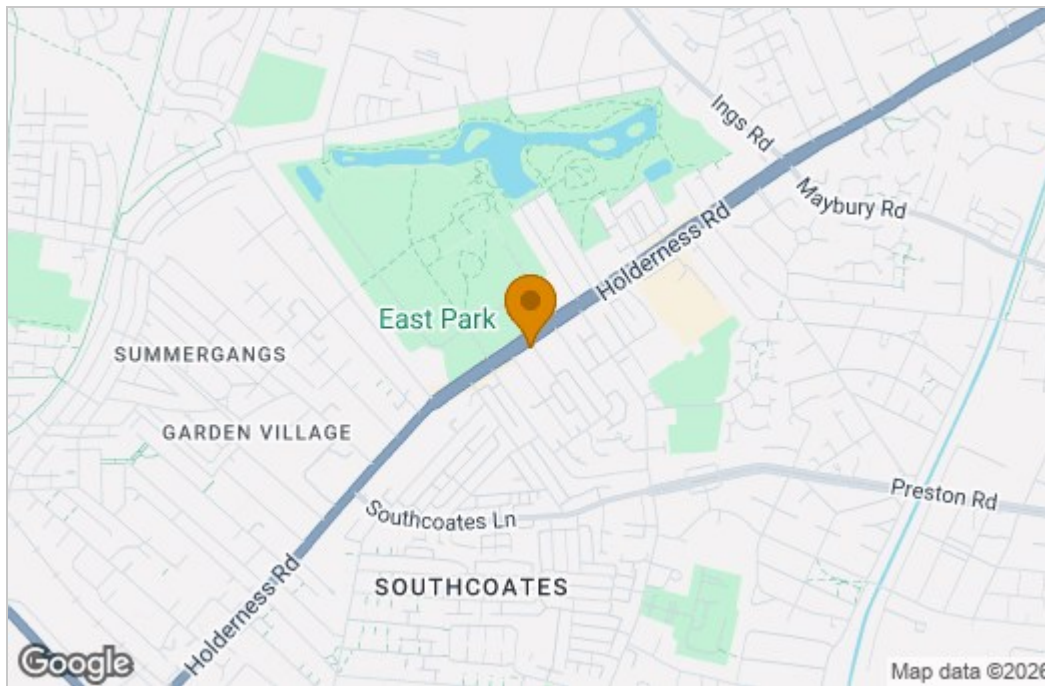
### Exterior

To the exterior is an easily maintainable front yard with path to entry. To the rear is a fully enclosed garden with lawn, decking and entry into garage with room for one vehicle.

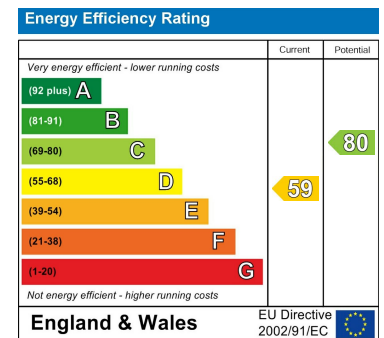
## Floor Plan



## Area Map



## Energy Efficiency Graph



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