

**161 Dunvegan Road, Hull, HU8 9LE**

**£170,000**

This well-presented two-bedroom semi-detached home (with additional loft space) is an ideal first-time purchase, situated in a highly sought-after residential area close to excellent local schools and amenities.

The property benefits from off-street parking to the front and features a newly installed modern kitchen. Installed with gas central heating and double glazing.

The accommodation briefly comprises an entrance porch leading into the lounge, a newly fitted kitchen, and a conservatory overlooking the rear garden. To the first floor are two well-proportioned bedrooms and a contemporary shower room. The landing also provides access to loft space.

Externally, the property boasts a generous front driveway providing ample off-street parking. To the rear is a fully enclosed, low-maintenance garden designed for ease and enjoyment, featuring a patio area, artificial lawn, and a storage shed.

Early viewing is highly recommended to fully appreciate what this lovely home has to offer.

## Ground floor

### Entrance porch

With entrance door and door to:

### Lounge

With window to the front, carpet flooring, radiator, feature fireplace and stairs off:

### Kitchen

Recently fitted kitchen with window to the rear, click vinyl flooring, radiator, range of wall & base units with granite work surface & complimenting splash backs, 1 1/4 sink unit with mixer tap over, electric oven, halogen hob, extractor hood, plumbing for automatic washing machine, space for american style fridge freezer.

### Conservatory

With windows to the rear, vinyl flooring, radiator and French doors to the rear.

## First floor

### Landing

With carpet flooring and doors to:

### Bedroom

With window to the front, carpet flooring, radiator and fitted wardrobes.

### Bedroom

With window to the rear, carpet flooring, radiator and fitted wardrobes.

### Shower room

With window to the side, vinyl flooring, heated towel rail, tiled flooring, low flush w/c, vanity hand wash basin and walk in shower unit.

### Loft space

With velux window, carpet flooring, radiator and wall mounted boiler.

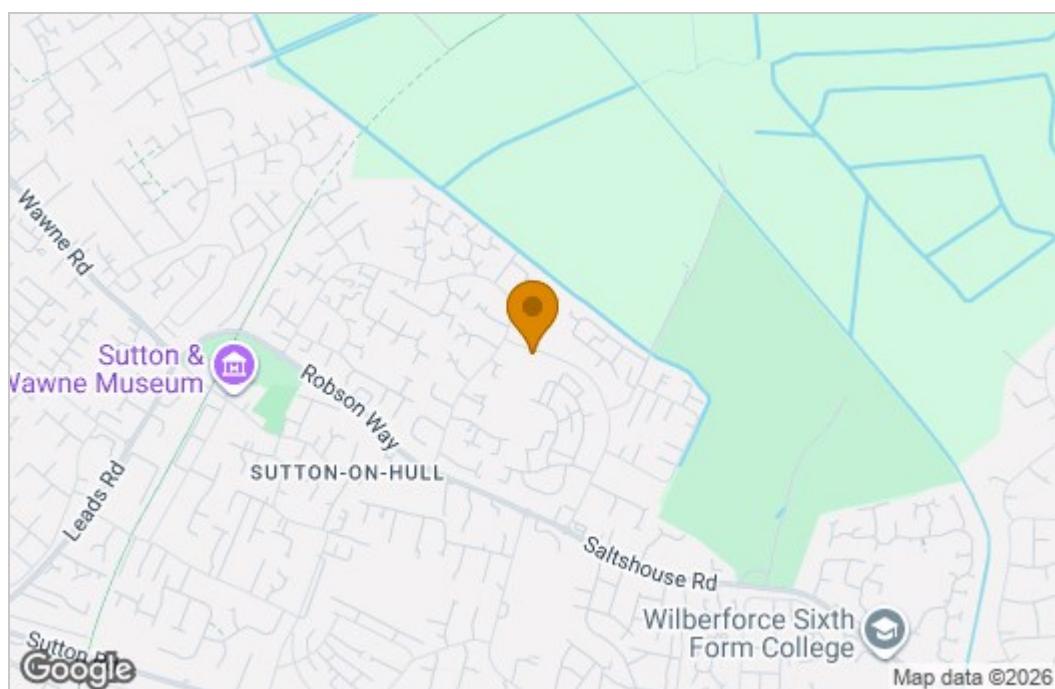
### Exterior

Externally, the property boasts a generous front driveway providing ample off-street parking. To the rear is a fully enclosed, low-maintenance garden designed for ease and enjoyment, featuring a patio area, artificial lawn, and a storage shed.

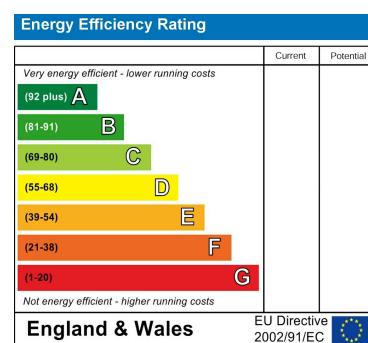
## Floor Plan



## 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.