

## 1 The Gardens, Hull, HU3 2SY

£150,000

Brought to the market with no chain involved! This three bedroom end of terrace property is an ideal family home! Situated in this popular residential area close by to local amenities & bus links. Well presented throughout. Installed with gas central heating and double glazing. Accommodation briefly comprises; entrance hall, lounge, kitchen and utility room to the ground floor. The first floor comprises; landing, three bedrooms and a bathroom. To the exterior is a front garden predominantly laid to lawn and a fully enclosed rear garden with lawn, patio and garden room.

## Ground floor

### Entrance hallway

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

### Kitchen

With window to the front, laminate flooring, radiator, range of wall & base units with contrasting work surface & tiling to splash backs, plumbing for automatic washing machine, space for cooker, extractor hood, space for fridge freezer and rear door.

### Lounge

With laminate flooring, radiator and sliding door.

### Utility room (former garage)

With window to the rear and laminate flooring.

## First floor

### Landing

With window to the rear, laminate flooring and doors to:

### Bedroom

With windows to the front & rear, laminate flooring and radiator.

### Bedroom

With window to the front, carpet flooring and radiator.

### Bedroom

With window to the front, laminate flooring and radiator.

### Bathroom

With window to the side, vinyl flooring, radiator, tiled walls, low flush w/c, pedestal hand wash basin and P shaped bath with shower over.

## Exterior

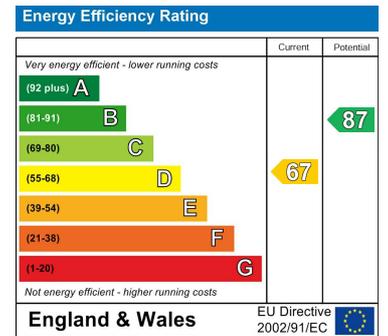
To the exterior is a front garden predominantly laid to lawn and a fully enclosed rear garden with lawn, patio and garden room.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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