



URBAN  
PROPERTY



26 Sittingbourne Close, Hull, HU8 9XQ

**£140,000**

Brought to the market with NO CHAIN involved! Urban Property presents this two bedroom semi detached bungalow is situated in a cul de sac position off the ever popular Howdale Road! Benefiting from having off street parking for multiple vehicles! Installed with gas central heating and double glazing. Accommodation briefly comprises; entrance hallway, lounge, kitchen, shower room and two bedrooms. To the exterior is a front garden, large private driveway and a fully enclosed rear garden. Arrange your viewing today!

Entrance hallway  
With entrance door, storage cupboard, radiators and doors to:

Lounge  
With bay window to the front aspect, carpet flooring, radiator and feature fire place housing electric fire.

Kitchen  
With window to the front aspect, a range of wall & base units with contrasting work surface & tiling to splash backs, stainless steel sink unit with mixer tap over, space for electric oven, space for fridge freezer,

Bedroom one  
With window to the rear, laminate flooring, storage cupboard and radiator.

Bedroom two  
With window to the rear, laminate flooring and radiator.

Shower room  
With window to the side aspect, fitted vanity units with low flush w/c, hand wash basin, storage cupboard and walk in shower with glass screen.

Exterior  
To the exterior is a well presented front garden with lawn and a large private driveway offering multiple parking. The rear has fully enclosed rear garden with patio, storage shed, green house and lawn.

Disclaimer  
-None of the services, fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

-An EPC is held for this property and is available for inspection at the branch should you wish to view. It is also available online through the properties details on our website [www.urbanpropertyhull.co.uk](http://www.urbanpropertyhull.co.uk).

-To arrange a viewing for this property please contact Urban Property 01482 226560 356 Holderness Road Hull HU9 3DQ.

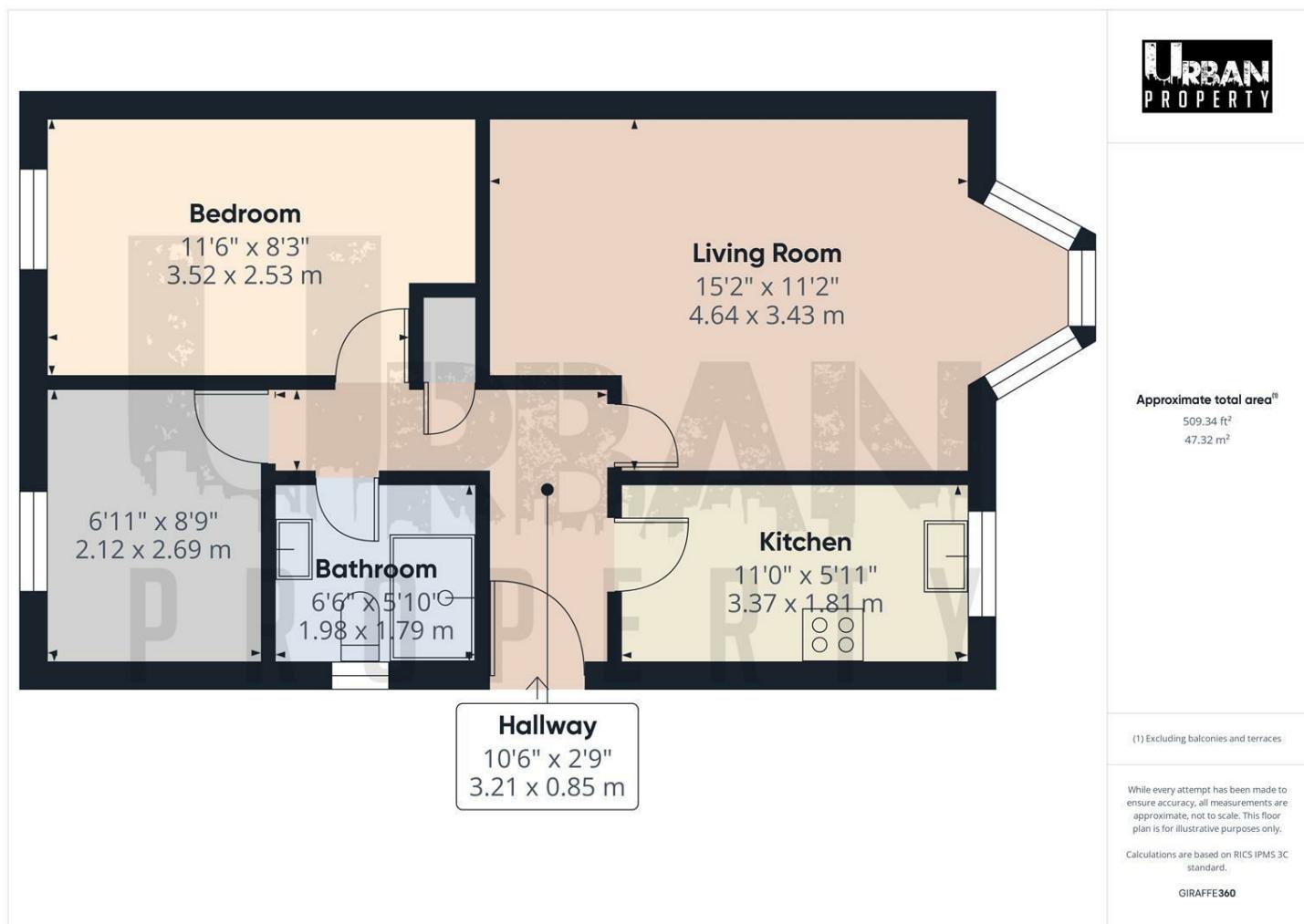
-If you require a Mortgage to purchase this or any other property, we offer a free Mortgage Consultation with an independent Mortgage Broker. Please ask for further details.

All mortgages are subject to status and valuation.

REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		71
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.