



## 6 Kelston Drive

, Hesse, HU13 9HB

Offers over £200,000



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## Ground Floor

### Entrance Hallway

Welcoming entrance to the front via UPVC double glazed door. With fixed staircase to the first floor, access to all ground floor rooms and radiator.

### Lounge/Diner

11'3" x 25'7" (3.44m x 7.81m)

A bright and spacious multi-purpose room, with UPVC double glazed window to the front, UPVC French doors to the rear, electric fireplace with hearth and surround, carpet flooring and radiator.

### Kitchen

10'10" x 17'8" (3.31m x 5.40m)

fitted with a range of base and wall mounted units, laminated work surfaces, tiling to splash back areas, inset stainless steel sink unit, inset four-ring gas hob with extractor over and built in electric oven below. With UPVC double glazed windows to the rear and side and UPVC double glazed door, under stairs storage and radiator.

### Wet Room

6'3" x 5'1" (1.92m x 1.57m)

With UPVC double glazed window to the side. Wet room with thermostatic shower, pedestal sink and low level WC and full UPVC cladding to the walls.

## First Floor

### Central Landing

With UPVC double glazed window to the side and airing cupboard for storage.

## Bedroom One

11'9" x 18'0" (3.59m x 5.51m)

A generous double bedroom with UPVC double glazed window to the front, carpet flooring and radiator.

## Bedroom Two

10'7" x 7'6" (3.23m x 2.31m)

With UPVC double glazed window to the side, carpet flooring and radiator.

## Externally

Outside, to the front is a newly installed dropped kerb with block paved driveway, a shared side driveway leads to a detached single garage with up and over door. the rear is open and mostly laid to lawn, giving further potential for a buyer to make it their own.

## Council Tax Band

We have been advised the property is council tax band C, payable to East Riding of Yorkshire Council.

## ADDITIONAL INFORMATION

Tenure:

Freehold

## Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.

Tel: 01482 322411



## Road Map



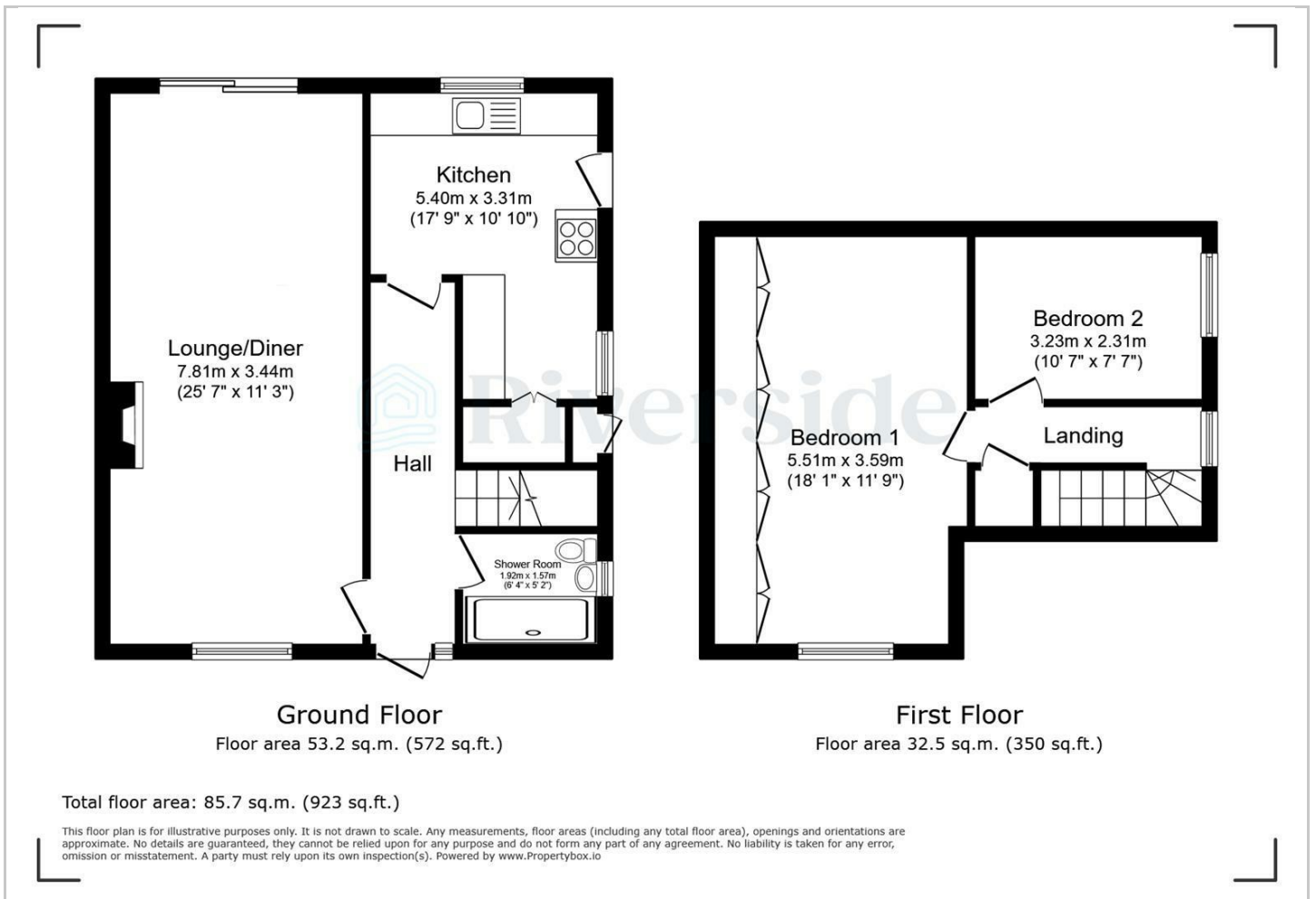
## Hybrid Map



## Terrain Map



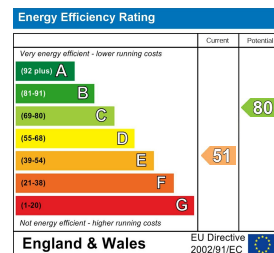
## Floor Plan



## Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

## 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.