



34 Saddleworth Close

Bransholme, Hull, HU7 5BP

£110,000



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Ground Floor

Entrance Hallway

Welcoming entrance to the front via UPVC door, with fixed staircase to first floor level, large storage cupboard housing the boiler, shoe/ coat storage and understairs storage and open space under the stairs. Radiator.

Kitchen/Diner

9'6" x 15'3" (2.90m x 4.66m)

With UPVC double glazed window to the front. Fitted with a range of base and wall mounted units, solid work tops and UPVC cladding to splashback areas, inset sink bowl, inset four ring electric hob with built in oven below, plumbing for washing machine and space for additional appliances such as tumble dryer and dishwasher. Ample space for a dining table and radiator.

Lounge

15'8" x 10'9" (4.78m x 3.29m)

To the rear with UPVC double glazed window and UPVC French doors to the conservatory, laminate flooring and radiator,

Conservatory

9'8" x 9'3" (2.96m x 2.84m)

With UPVC double glazed windows and door to the garden and radiator.

First Floor

Central Landing

Providing access to all first floor rooms.

Bedroom One

12'5" x 8'7" (3.80m x 2.62m)

Double bedroom with UPVC double glazed window, carpet flooring and radiator.

Bedroom Two

9'6" x 13'8" (2.91m x 4.17m)

Another double bedroom with UPVC double glazed window, carpet flooring and radiator.

Bedroom Three

9'6" x 6'10" (2.91m x 2.09m)

Third bedroom with UPVC double glazed window, carpet flooring and radiator.

Bathroom

5'6" x 8'8" (1.68m x 2.65m)

With Two UPVC double glazed windows. Fitted with a modern three-piece suite in white, comprising panelled bath with mixer tap and shower attachment over, pedestal sink unit and low level WC. With tiling to the walls and chrome effect heated towel rail.

Externally

Outside to the front is a low maintenance courtyard garden with fence and gate to the front boundary and the rear is enclosed and most laid to lawn and a gate onto the passageway beyond.

Council Tax Band

We have been advised the property is council tax band A, payable to Hull City Council.

ADDITIONAL INFORMATION

Tenure:

Tel: 01482 322411

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.



Road Map



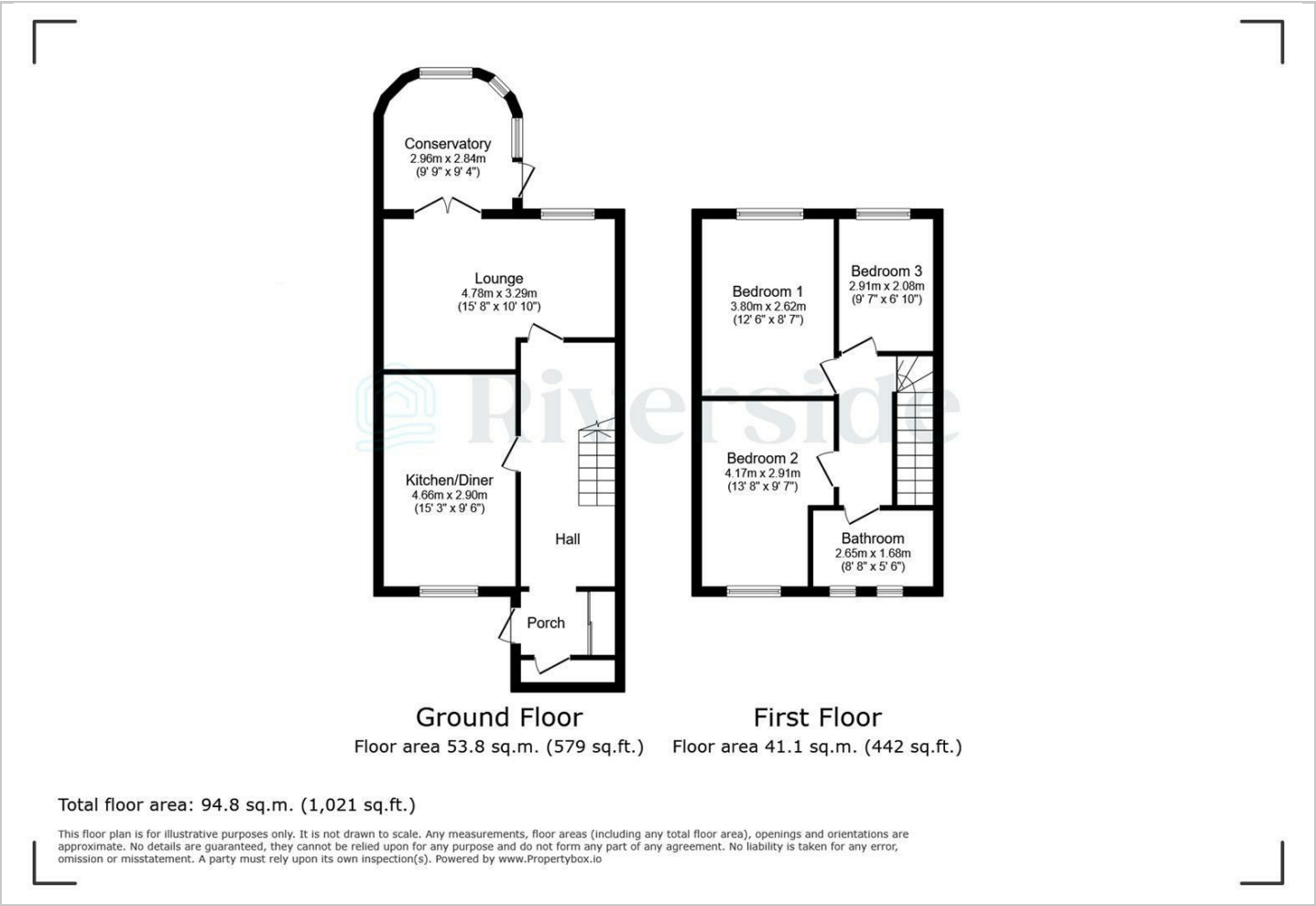
Hybrid Map



Terrain Map



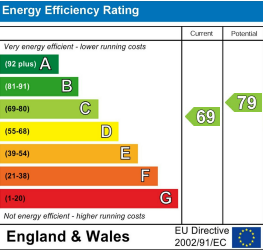
Floor Plan



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