



2 Severndale

, Hull, HU5 2BL

£120,000

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Ground Floor

Entrance Hallway

With UPVC double glazed entry door, and a further door into the property, staircase leading to the first floor and single central heating radiator.

Lounge/Diner

10'11" x 22'9" (3.35m x 6.95m)

A spacious, open plan lounge/diner with UPVC double glazed windows to front and rear, storage under the stairs, herringbone style flooring and two radiators.

Kitchen

14'3" x 8'6" (4.35m x 2.61m)

With UPVC double glazed window to the side and French doors to rear. Fitted with a range of base and wall mounted units, laminated work surfaces and tiling to splashback areas, inset stainless steel sink unit, inset electric hob with extractor above & built in electric oven below. Tiled flooring.

First Floor

Central Landing

Providing access to all first floor rooms.

Bedroom One

14'0" x 12'10" (4.29m x 3.92m)

A spacious double bedroom with UPVC double glazed window to the front, carpet flooring, radiator and built in storage via wardrobes.

Bedroom Two

11'3" x 8'8" (3.45m x 2.65m)

Second double bedroom with UPVC double glazed window to the side, carpet flooring, radiator and built in storage.

Bathroom

7'10" x 8'6" (2.39m x 2.60m)

Fitted with a modern, four-piece suite in white, comprising, corner shower enclosure, bath, low level WC and hand wash basin set upon fitted unit with storage below. With fully tiled walls and vinyl flooring, UPVC double glazed window and heated towel rail.

Externally

Externally to the front is a patio garden with iron railings to the boundaries. To the rear is a good sized westerly facing patio - ideal for outdoor seating and enjoying the sun in the afternoon, into the early evening.

Council Tax Band

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

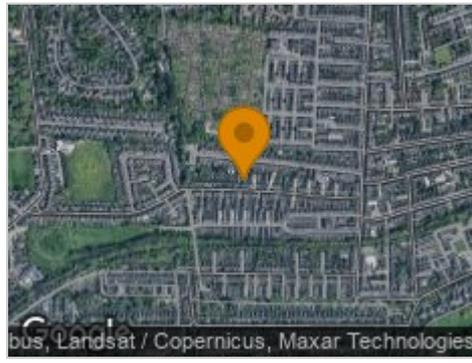
solicitors to verify that the information provided is accurate and not been subject to any change.



Road Map



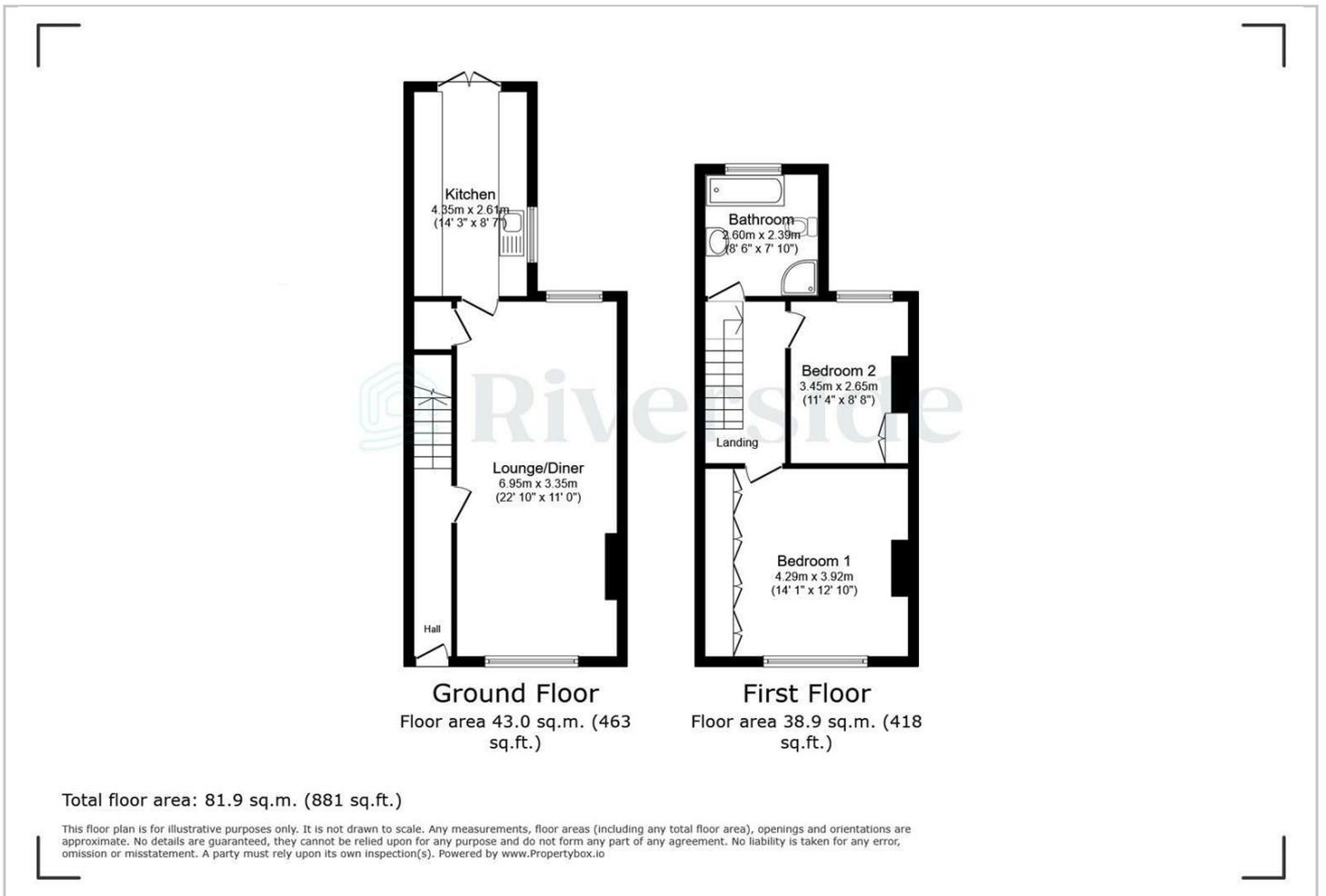
Hybrid Map



Terrain Map



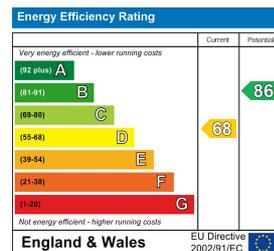
Floor Plan



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.