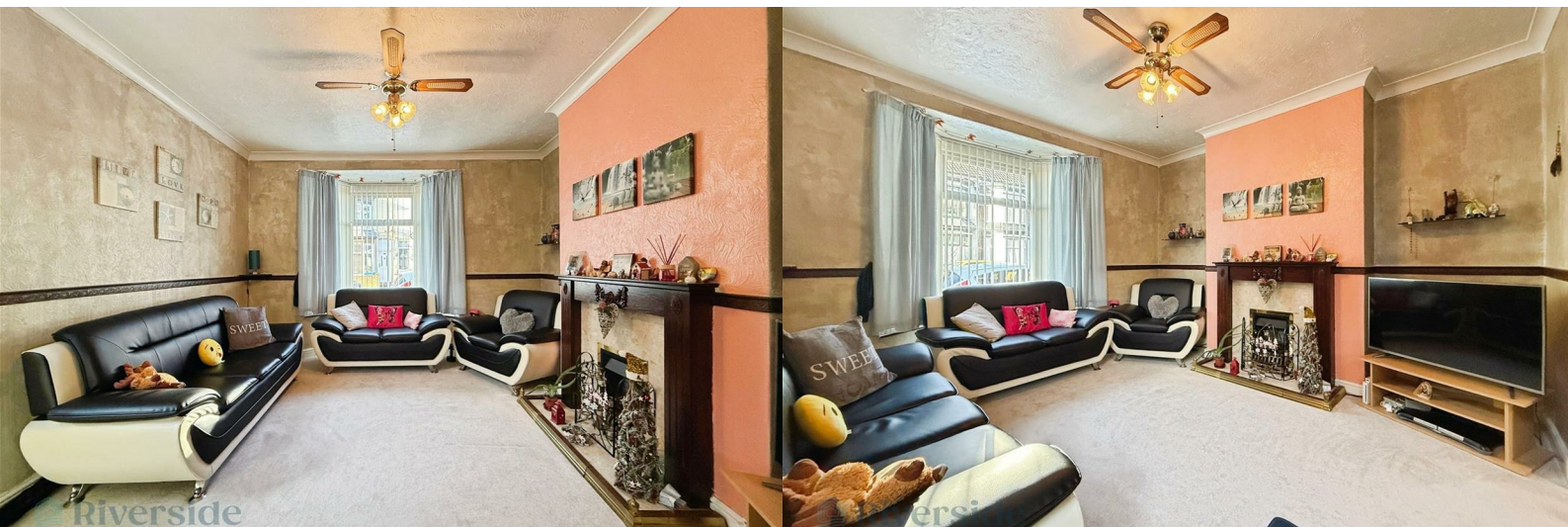




22 Montrose Street

, Hull, HU8 7RU

Guide price £89,950



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Ground Floor

Lounge

12'3" x 12'2" (3.74m x 3.73)

Entrance to the side via UPVC double glazed door. With UPVC double glazed bay window to the front, feature fireplace housing gas fire, carpet flooring and radiator. Opening into:

Dining Kitchen

11'3" x 13'8" (3.45m x 4.19m)

Well appointed kitchen with a range of base and wall mounted units, laminated work surfaces with tiling to splashback areas, inset stainless steel sink unit, inset hob with extractor over and built in electric oven below, integrated under counter fridge and freezer. With ample space for dining table, UPVC double glazed window to the rear, radiator. Fixed staircase to the first floor level with under stairs storage.

Rear Lobby/ Utility

With plumbing for automatic washing machine and UPVC double glazed door to the rear garden.

House Bathroom

5'4" x 6'10" (1.65m x 2.09m)

Fitted with a three-piece suite in white, comprising panelled bath with mixer tap and shower attachment over, sink set within vanity unit and low level WC. With tiling to walls, radiator and UPVC double glazed window to the side.

First Floor

Central Landing

Bedroom One

12'4" x 13'4" (3.76m x 4.08m)

A generous double bedroom to the front with UPVC double glazed bay window to the front, fitted wardrobes and drawers for storage, carpet flooring and radiator.

Bedroom Two

9'2" x 10'4" (2.81m x 3.17m)

Double bedroom to the rear with UPVC double glazed window, fitted wardrobes and drawer units for storage, carpet flooring and radiator.

Externally

Outside, the property benefits from side driveway for off street parking, and the rear is enclosed and low maintenance, ideal for outdoor seating.

Council Tax Band

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

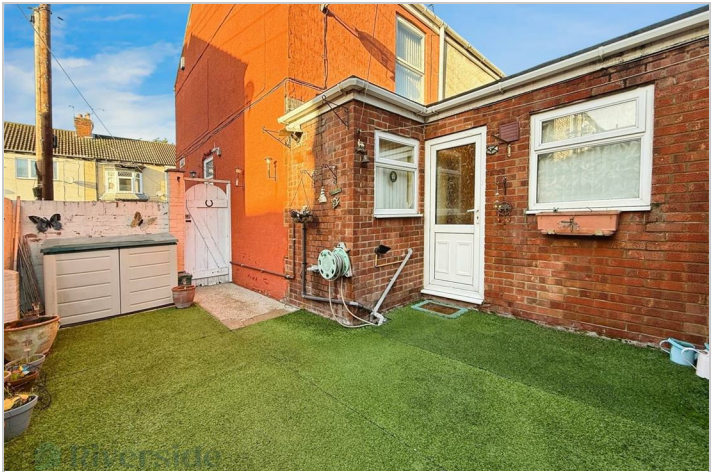
ADDITIONAL INFORMATION

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.



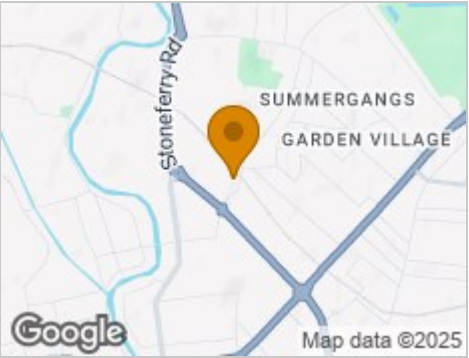
Road Map



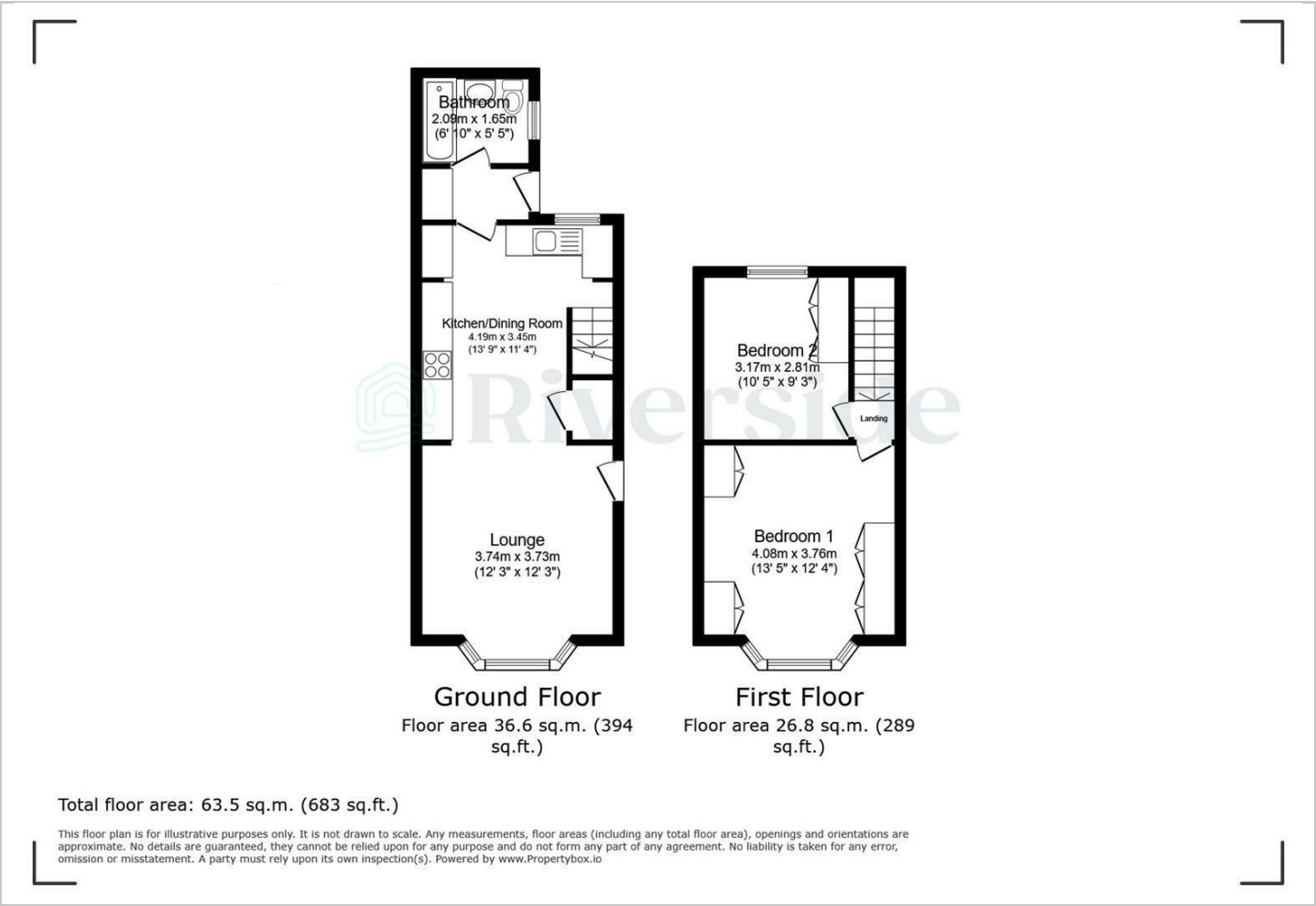
Hybrid Map



Terrain Map



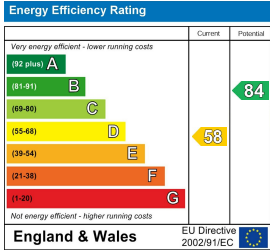
Floor Plan



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