



## 56 Charlestown Way

, Hull, HU9 1PJ

Offers in the region of £225,000

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## Ground Floor

### Entrance Hallway

Accessed via a UPVC double glazed door to the front, radiator, access to the cloakroom and door leading through to the lounge.

### WC

With UPVC double glazed window to the front, fitted with a low level WC, hand basin and radiator.

### Lounge

13'5" x 15'0" (4.11m x 4.58m)

A generous lounge with staircase approach to the first floor level, feature electric fireplace creating a focal point, UPVC double glazed window to the front, laminate flooring, under stairs storage cupboard and radiator.

### Kitchen/Diner

9'2" x 15'0" (2.80m x 4.59m)

To the rear of the property with UPVC double glazed window and sliding doors opening out to the conservatory, fitted with a range of base and wall mounted units, complimenting laminate worksurface, tiling to the splash back areas, inset composite sink unit, inset hob with extractor over and glass splashback, built in electric oven, doors to conceal the space for washing machine and dishwasher and space for fridge/freezer. Radiator.

### Conservatory

9'6" x 6'4" (2.91m x 1.94m)

With UPVC double glazed windows, door to the rear garden, laminate flooring and radiator.

## First Floor

## Central Landing

With UPVC double glazed window to the side. Providing access to all first floor rooms and airing cupboard housing the boiler and providing additional storage.

### Bedroom One

8'9" x 12'2" (2.67m x 3.72m)

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

### Bedroom Two

7'10" x 10'6" (2.41m x 3.21m)

Double bedroom to the rear with UPVC double glazed window, fitted wardrobe and dressing table, carpet flooring and radiator.

### Bedroom Three

6'6" x 7'1" (2.00m x 2.17m)

To the rear with UPVC double glazed window, carpet flooring and radiator.

### Bathroom

5'11" x 6'4" (1.82m x 1.94m)

To the front with UPVC double glazed window. Fitted with a three-piece suite comprising, panelled bath with shower over, sink set upon vanity unit with storage and low level WC. With full tiling to the walls, heated towel rail and light up mirror.

## Externally

Externally, to the front is an open plan lawned garden, the side provides off street parking and gated access to the rear garden. The rear is enclosed and mainly laid to lawn with patio area for outdoor seating.

Tel: 01482 322411

## Garage

With up and over door to the front and side access door to the garden, lighting and power installed.

## Council Tax Band

We have been advised the property is council tax band B, 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.



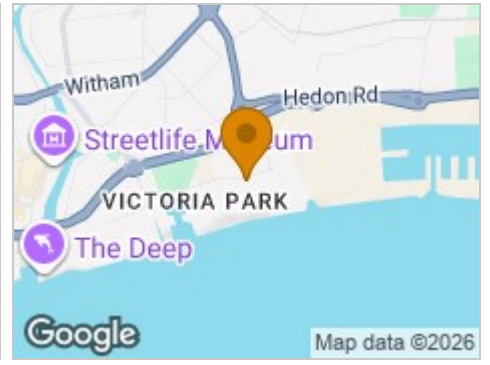
## Road Map



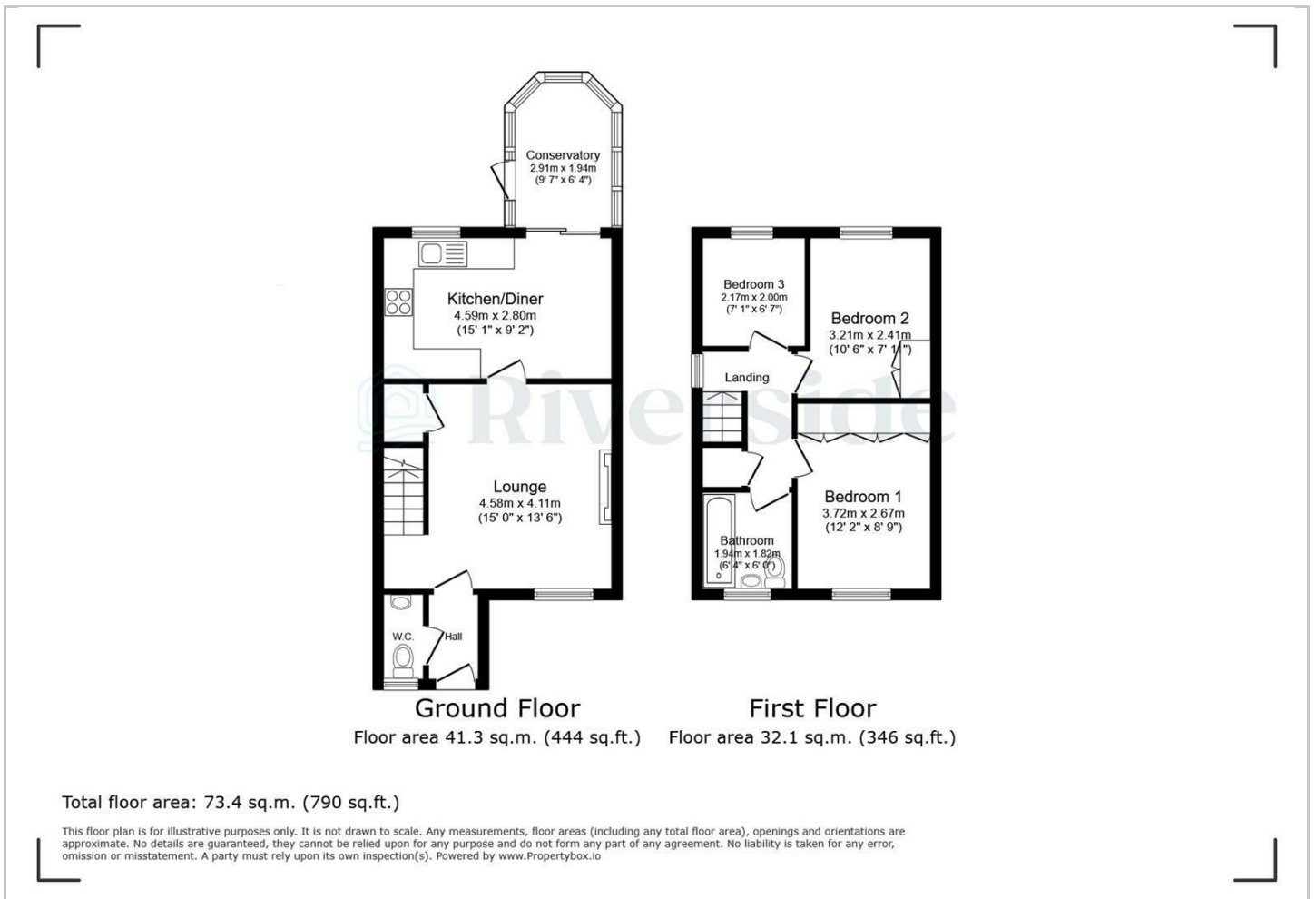
## Hybrid Map



## Terrain Map



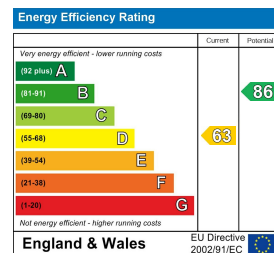
## Floor Plan



## 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.