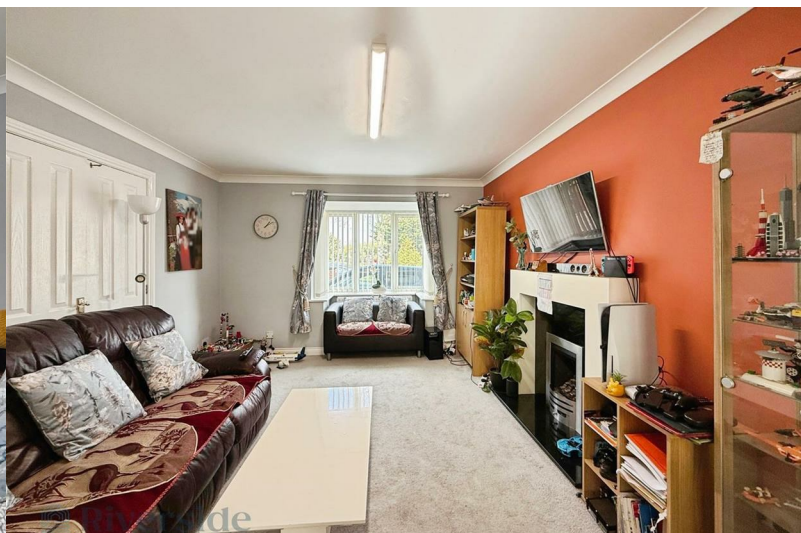




## 6 Bridge Close

, Hull, HU9 1UG

£279,950



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## Ground Floor

### Entrance Hallway

Welcoming entrance to the front via UPVC door, with laminated flooring, fixed staircase to first floor level and radiator.

### Cloakroom/ WC

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

### Kitchen

11'5" x 8'4" (3.48m x 2.55m)

A modern fitted kitchen with a range of base and wall mounted units, laminated work surfaces, tiling to splashback areas, inset stainless steel sink unit, inset gas hob with extractor over and electric oven built in below, integrated undercounter fridge and dishwasher. With laminate flooring and radiator.

### Lounge

12'11" x 11'2" (3.95m x 3.41m)

A spacious lounge with UPVC double glazed box bay window to the front, feature fireplace with granite hearth and surround housing a gas fire, radiator and carpet flooring, opening into:

### Dining Room

8'2" x 7'4" (2.51m x 2.26m)

With carpet flooring and radiator, UPVC French doors into:

### Conservatory

12'9" x 10'9" (3.89m x 3.30m)

An excellent addition to this family home and used

as a second living area, with laminate flooring, gas fire and doors opening out onto the rear garden.

## First Floor

### Central landing

With UPVC double glazed window to the side, access to all bedrooms and the family bathroom and a storage cupboard.

### Master Bedroom

11'6" x 8'3" (3.53m x 2.52m)

A generous double bedroom with UPVC double glazed window to the rear, fitted wardrobes for storage, laminate flooring and radiator.

### En-suite Shower Room

4'2" x 6'8" (1.28m x 2.05m)

With UPVC double glazed window to the rear. Fitted with a three-piece suite in white, comprising enclosed shower cubicle, pedestal sink unit, low level WC, tiling to splashback areas and radiator.

### Bedroom Two

11'1" x 8'11" (3.39m x 2.74m)

Second double bedroom with UPVC double glazed window to the front, fitted wardrobes for storage, laminate flooring and radiator.

### Bedroom Three

8'11" x 8'4" (2.74m x 2.56m)

With UPVC double glazed window to the rear. fitted with a range of furniture, including single cabin bed, storage cupboard and shelving. With laminate flooring and radiator.

### Family Bathroom

8'11" x 4'11" (2.72m x 1.52)

A recently refurbished family bathroom with a three-piece suite in white, comprising a panelled bath with thermostatic shower over, sink set within vanity unit with storage below and low level WC. With tiling to splashback areas, heated chrome effect towel radiator and two UPVC double glazed windows to the front.

### Outside

To the front of the property is a side driveway and block paved front to allow parking for multiple cars, a side path leads to the rear garden which is private and enclosed, mostly laid to lawn with a patio area for seating and new shed for secure storage.

### Garage

16'4" x 8'2" (4.98m x 2.49m)

With roller door to the front for vehicular access, an internal door into the kitchen and door to the rear providing garden access, with lighting and power and plumbing for automatic washing machine.

### Council Tax Band

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

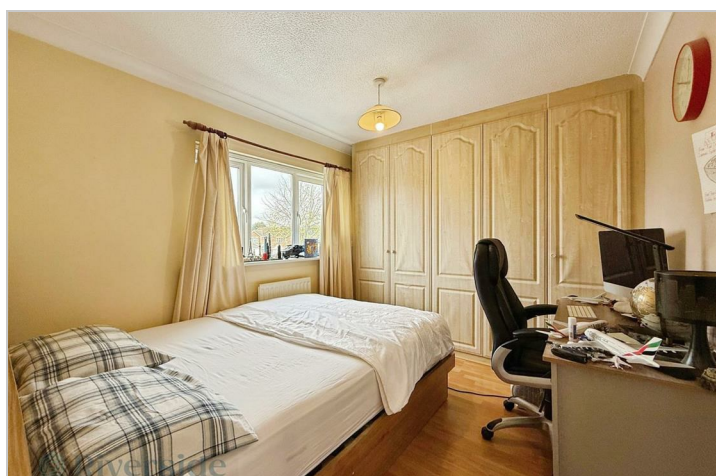
### ADDITIONAL INFORMATION

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.



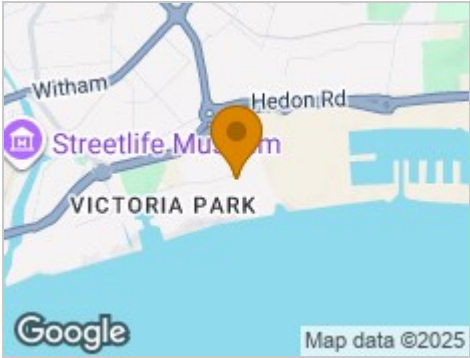
Road Map



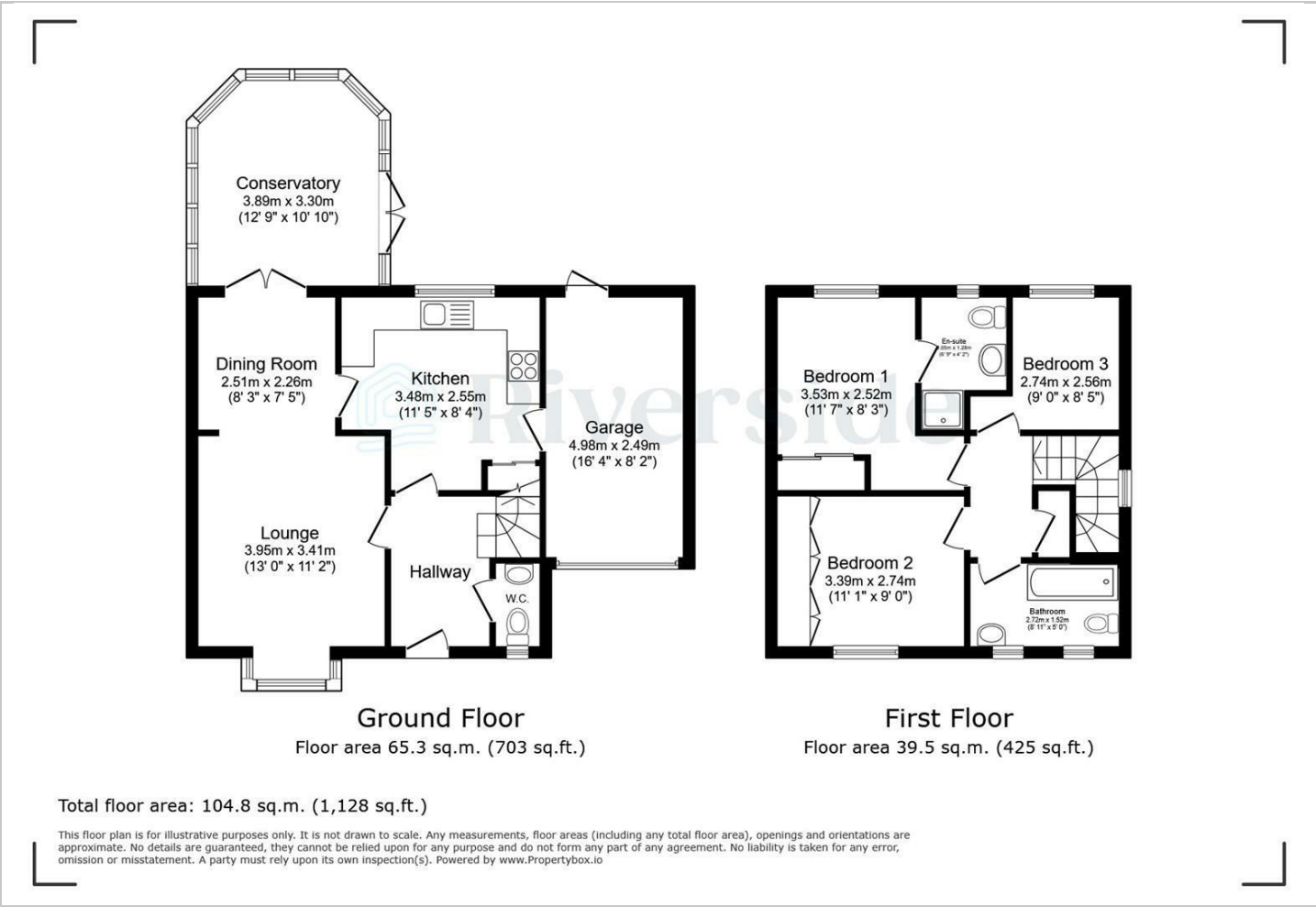
Hybrid Map



Terrain Map



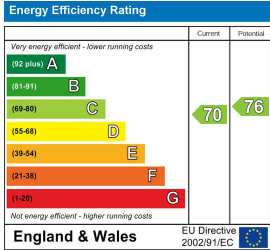
Floor Plan



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.