



70 Graham Avenue

, Hull, HU4 7AW

£149,950

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Ground Floor

Entrance Hallway

Welcoming entrance to the front via UPVC double glazed door, with fixed stair case to the first floor level, radiator and door opening into:

Lounge

11'11" x 14'8" (3.65m x 4.48m)

With a UPVC double glazed bay window to the front, laminate flooring and radiator. With double glazed doors opening into:

Dining Room

9'4" x 15'0" (2.85m x 4.59m)

With laminate flooring, understairs store cupboard, radiator and opening into:

Kitchen

14'2" x 7'10" (4.34m x 2.39m)

With UPVC double glazed window to the rear and UPVC door to the garden. Kitchen fitted with a range of base and wall mounted units, granite work surfaces and tiling to splashback areas, inset sink, inset gas hob, with extractor over, built in double oven and integrated dishwasher and fridge freezer. With laminate flooring and radiator.

First Floor

Central Landing

Providing access to all first floor rooms.

Bedroom One

15'1" x 12'4" (4.61m x 3.77)

A generous double bedroom to the front with two

UPVC double glazed windows, fitted wardrobes for storage, wooden flooring and radiator.

Bedroom Two

9'1" x 9'6" (2.77m x 2.90m)

To the rear with UPVC double glazed window, mirror fronted sliding wardrobes, wooden flooring and radiator.

Bathroom

5'6" x 6'0" (1.69m x 1.84m)

With UPVC double glazed window to the rear. Fitted with a modern three-piece suite in white, comprising panelled bath with shower over, pedestal sink and low level WC. With full tiling to the walls and heated towel rail.

Externally

To the front is a gravelled garden and the rear is a beautifully maintained, enclosed westerly facing garden, with patio area for seating, and the rest mostly gravelled with wooden pergola and planted borders.

Council Tax Band

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

ADDITIONAL INFORMATION

Tenure:

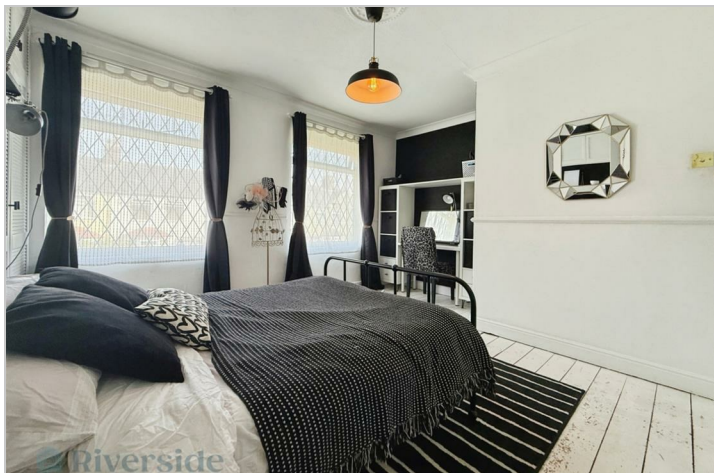
Freehold

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

Tel: 01482 322411

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



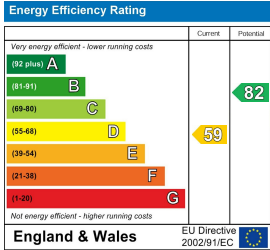
Floor Plan



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.