



**91 Compass Road**  
Hull, HU6 7AW

**£210,000**



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## Ground Floor

### Entrance Hallway

Welcoming entrance to the side via composite door into porch with inner door. Hallway with fixed staircase to first floor level, understairs storage and radiator.

### WC

Fitted with a two piece suite, comprising low level WC and sink unit.

### Lounge

16'6" x 11'7" (5.05m x 3.55m)

Spacious lounge to the front with UPVC double glazed window to the front and side, solid flooring, feature fireplace and radiator.

### Kitchen/Diner

11'6" x 13'8" (3.52m x 4.19m)

With UPVC double glazed door and window to the rear, Modern kitchen fitted with a range of base and wall mounted units, laminated work surfaces, tiling to splashback areas, inset stainless steel sink, inset gas hob with extractor oven, raised built in electric hob and microwave and integrated washing machine. With ample space for a dining table. Radiator.

### Conservatory

8'8" x 10'0" (2.66m x 3.07m)

Conservatory extension to the rear with UPVC double glazing and sliding doors opening out into the rear garden.

## First Floor

## Central Landing

### Bedroom One

9'4" x 11'6" x 16'2" (2.86m x 3.53m x 4.94m)

A double bedroom to the front with UPVC double glazing, fitted wardrobes for storage, carpet flooring and radiator.

### En Suite

5'4" x 6'3" (1.65m x 1.92m)

With UPVC double glazed window to the side, fitted with a modern three-piece suite in white, comprising panelled bath with thermostatic shower over, pedestal sink unit and low level WC. With full tiling to the wall and radiator.

### Bedroom Two

15'5" x 7'11" (4.72m x 2.42m)

A double bedroom with UPVC double glazing front and rear, carpet flooring and radiator.

### Bedroom Three

7'11" x 11'7" (2.43m x 3.54m)

Double bedroom to the rear with UPVC double glazing, carpet flooring and radiator.

### Office Space

5'4" x 7'10" (1.65m x 2.39m)

Just outside the second bedroom and currently used as office space with carpet flooring and a sun tunnel to the ceiling.

### Bathroom

6'5" x 5'4" (1.96m x 1.65m)

With UPVC double glazed window to the side. Three-piece suite comprising panelled bath with

electric shower over, pedestal sink and low level WC. With full tiling to the walls and radiator.

### Externally

Outside to the front is a lawned garden with shrubbery to the front boundary, side driveway and carport and the rear is mostly lawned with ornamental tree and patio area for seating and a new, secure shed for storage.

### Council Tax Band

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

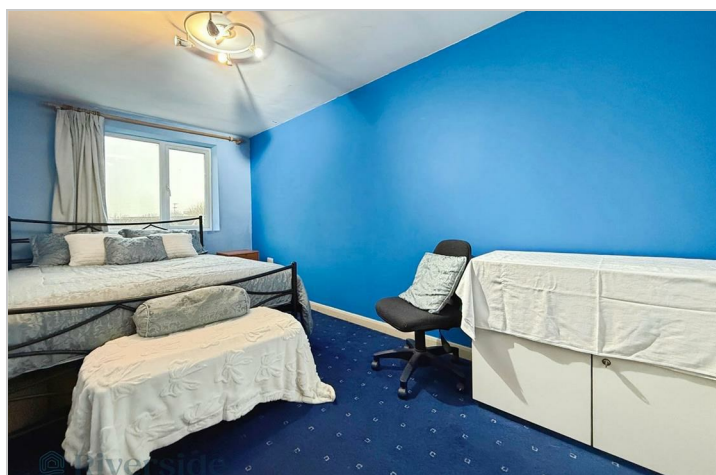
### ADDITIONAL INFORMATION

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



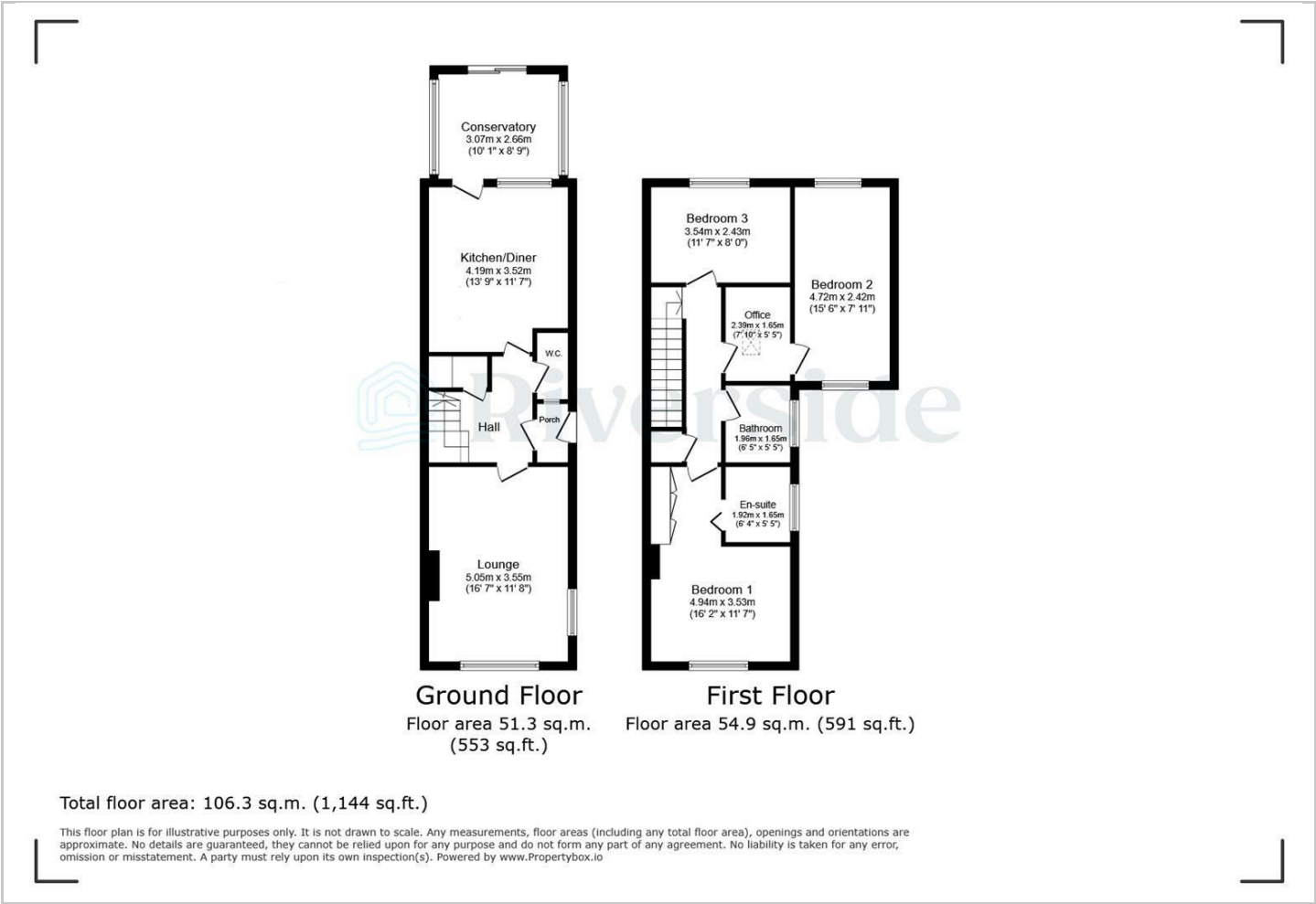
Hybrid Map



Terrain Map



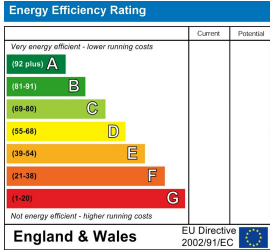
Floor Plan



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



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