



## 48 Glebe Road

, Hull, HU7 0DX

Offers over £110,000



INVITING OFFERS BETWEEN £110,000 TO £115,000

Offered for sale with NO ONWARD CHAIN is this well presented and ideally located two bedroom terraced property, situated just off Stoneferry Road.

Move in ready and neutrally decorated, this well proportioned home would suit first time buyers, downsizers and investors alike. With UPVC double glazing and gas fired central heating, the property briefly comprises; to the ground floor, entrance hallway, bright and spacious lounge, breakfast kitchen to the rear and a downstairs WC.

The first floor provides two bedrooms, with fitted wardrobes to the second bedroom and a shower room with a three piece suite in white.

Outside, there is a fenced garden to the front and the rear is enclosed, mainly laid to lawn with patio area for seating and shed for storage.

Early viewing comes highly recommended and can be arranged via our office!



Ground Floor

Entrance Hallway

Entrance to the front via double glazed UPVC door. Hallway with fixed staircase to first floor level, radiator and door opening into:

Lounge 15'1" x 12'2" (4.60m x 3.72m)

A bright and spacious lounge to the front with UPVC double glazed bay window, decorative surround and mantle, laminate flooring and radiator.

Breakfast Kitchen 15'1" x 12'2" (4.60m x 3.72m)

With UPVC double glazed window to the rear. Fitted with a range of base and wall mounted units, laminated worksurfaces, tiling to splashback areas, inset stainless steel sink unit and freestanding cooker. With laminate flooring, radiator and access to under stairs storage.

WC

Access via rear lobby off the kitchen, fitted with a low level WC, hand wash basin, fully tiled walls, radiator and window to the side.

First Floor

Central Landing

Providing access to all first floor rooms.

Bedroom One 15'3" x 9'8" (4.65m x 2.95m)

A generously spacious double bedroom to the front with two UPVC double glazed windows, fitted storage cupboard, laminate flooring and radiator.

Bedroom Two 9'3" x 10'5" (2.82m x 3.20m)

With UPVC double glazed window to the rear, fitted wardrobes for storage, cupboard housing the combi boiler, carpet flooring and radiator.

Shower Room 5'3" x 5'5" (1.61m x 1.67m)

Fitted with a three-piece suite in white, comprising, corner shower enclosure, low level WC and hand wash basin. With fully tiled walled, UPVC double glazed window and radiator.

Externally

Outside, the property has a fenced garden to the front, with pathway leading to the front door and the rear is enclosed and mostly laid to lawn with a patio area for seating and a shed for storage.

Council Tax Band

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

ADDITIONAL INFORMATION

Tenure:

Freehold

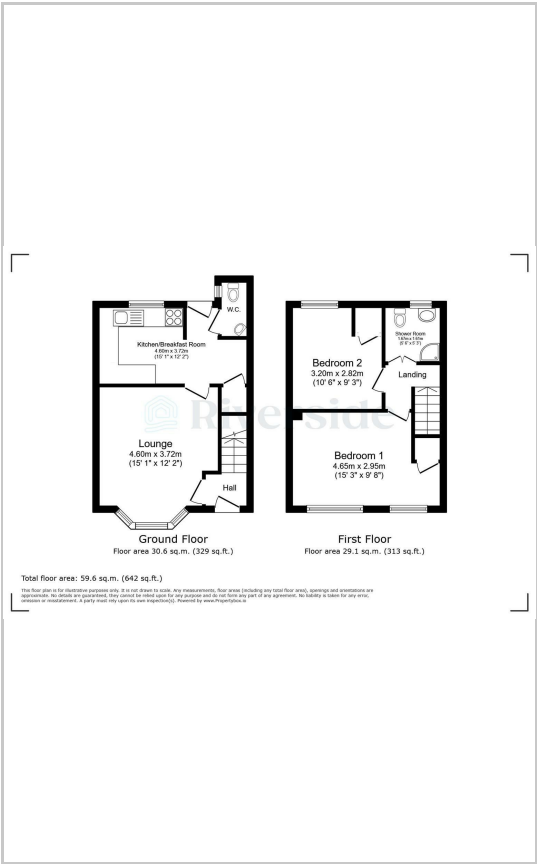
Disclaimer:

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.

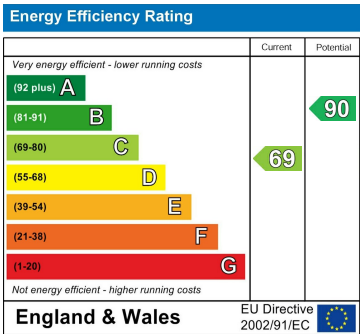
Area Map



Floor Plans



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.