



## 3 Appledore Close , Hull, HU9 1PZ

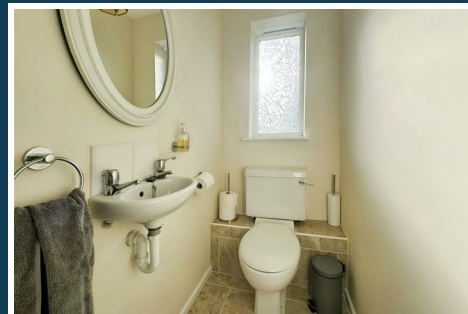
£210,000



# 3 Appledore Close

, Hull, HU9 1PZ

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## Ground Floor

### Entrance Hallway

A welcoming entrance to the front via UPVC double glazed door, with fixed staircase to the first floor, radiator and door leading to:

### Lounge

14'7" x 11'8" (4.45m x 3.58m)

With UPVC double glazed window to the front with shutter blinds, under stairs storage cupboard, carpet flooring and radiator.

### Dining Room

10'0" x 7'2" (3.07m x 2.20m)

With UPVC French doors opening out to the garden, laminate flooring and radiator.

### Kitchen

12'0" x 7'4" (3.66m x 2.25m)

Modern kitchen with a range of base and wall mounted units, laminated worksurfaces, UPVC cladding to splashback areas, inset stainless steel sink unit, integrated Bosch dishwasher and freestanding gas cooker. With UPVC double glazed window to the rear, radiator and SPC vinyl flooring.

### Utility Room

9'1" x 7'8" (2.78m x 2.36m)

With UPVC double glazed window and door to the rear, with laminated worksurface, plumbing for washing machine and space for tumble dryer, inset stainless steel sink, radiator and door into the garage.

## WC

With UPVC double glazed window to the side. With low flush WC and hand wash basin.

## First Floor

### Central Landing

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

### Master Bedroom

12'9" x 8'4" (3.90m x 2.56m)

A generous double bedroom to the front, with UPVC double glazed window, carpet flooring and radiator.

### Bedroom Two

11'10" x 8'5" (3.63m x 2.57m)

Second double bedroom to the rear with UPVC double glazed window, carpet flooring and radiator.

### Bedroom Three

8'8" x 6'2" (2.66m x 1.88m)

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

## Bathroom

6'2" x 6'0" (1.90m x 1.84m)

House bathroom with UPVC double glazed window to the front. Fitted with a three-piece suite in white, comprising panelled bath with shower over, low level WC and pedestal sink unit. With full tiling to the walls and radiator.

## Externally

Outside, to the front is an open plan lawned garden

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and driveway for parking to the side. To the rear is a private enclosed garden with lawn, planted borders, patio area for seating and built in BBQ area.

#### Garage

16'2" x 7'11" (4.93m x 2.43m)

With up and over door to the front, lighting and power.

#### Council Tax Band

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



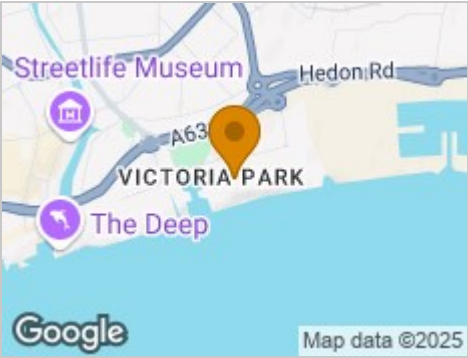
Road Map



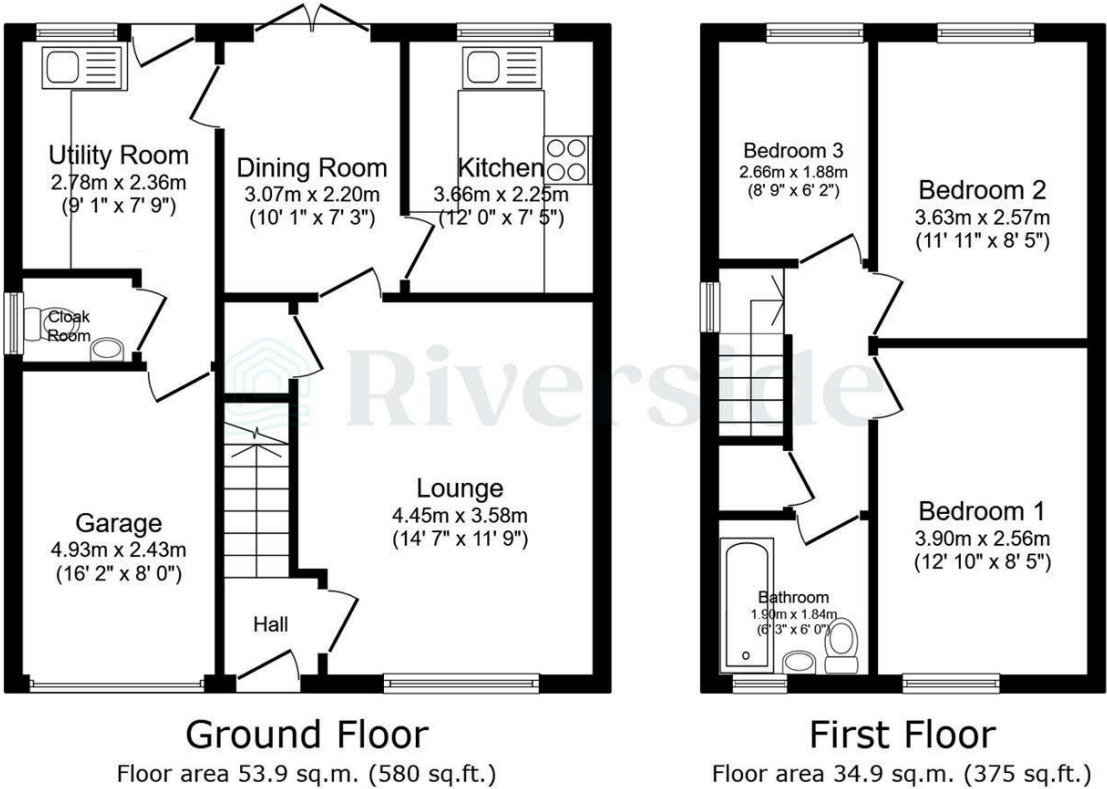
Hybrid Map



Terrain Map



Floor Plan

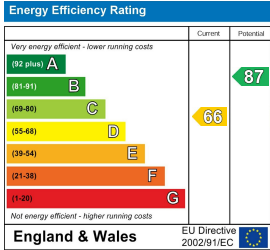


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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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