



## 3 Woolsheds Close

, Hull, HU5 4GD

£199,950





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## Ground Floor

### Entrance Hallway

A welcoming entrance to the property via UPVC double glazed door to the front, UPVC double glazed window to the side, access to WC and door leading to the lounge.

### WC

With UPVC double glazed window to the front. Fitted with a low level WC and sink unit. With tiling to splashback areas and radiator.

### Lounge

17'7" x 14'6" (5.37m x 4.43m)

With UPVC double glazed window to the front, fixed staircase to the first floor, feature fireplace, carpet flooring and radiator.

### Kitchen/Dining Room

14'6" x 9'0" (4.42m x 2.76m)

With UPVC double glazed window and French doors opening out to the rear garden. Fitted with a range of base and wall mounted units, laminated work surfaces with tiling to splashback areas, inset gas hob with extractor over and built in electric oven below and inset stainless steel sink unit. With access to understairs storage, ample space for dining table and radiator.

## First Floor

### Central Landing

With UPVC double glazed window to the side and airing cupboard for storage.

## Bedroom One

11'6" x 8'5" (3.52m x 2.57m)

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

### En-suite

8'4" x 4'3" (2.55m x 1.31m)

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

## Bedroom Two

10'7" x 8'5" (3.23m x 2.58m)

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

## Bedroom Three

8'6" x 5'10" (2.60m x 1.80m)

To the front with UPVC double glazed window, carpet flooring and radiator.

## Bathroom

6'2" x 5'6" (1.88m x 1.69m)

Modern three piece suite in white, comprising panelled bath with shower over, low level WC and sink unit. With semi tiled walls and UPVC double glazed window to the rear.

## Outside

With a lawned garden to the front, side driveway for multiple vehicles and access to the garage. The rear garden is private and enclosed with patio area for seating and the rest laid to lawn.

Tel: 01482 322411

## Garage

With up and over door to the front, side door into the garden and with lighting and power.

## Council Tax

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

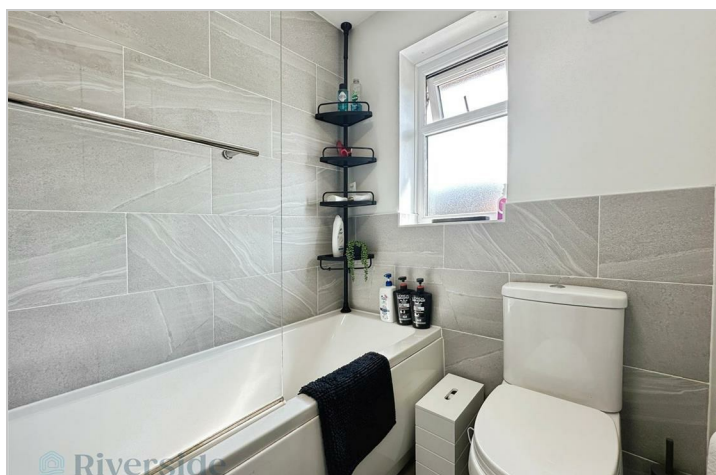
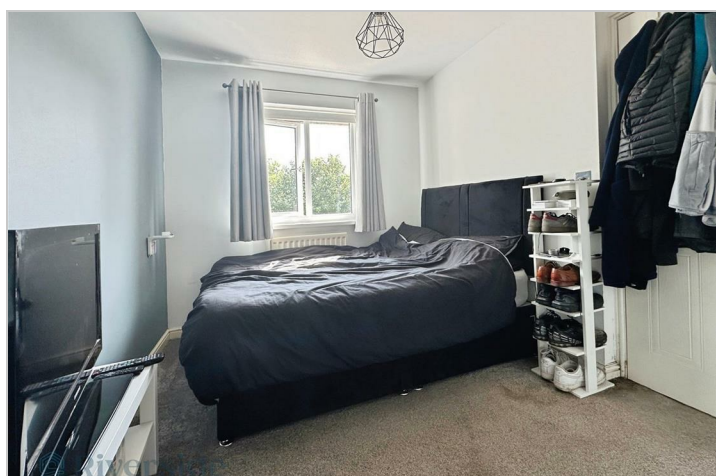
## ADDITIONAL INFORMATION

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.



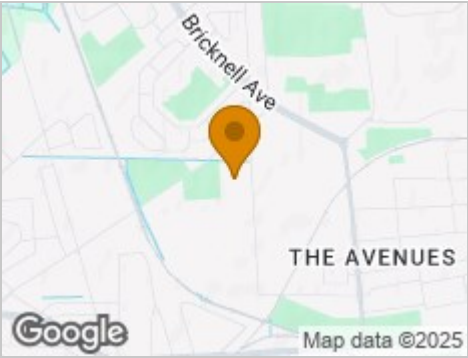
Road Map



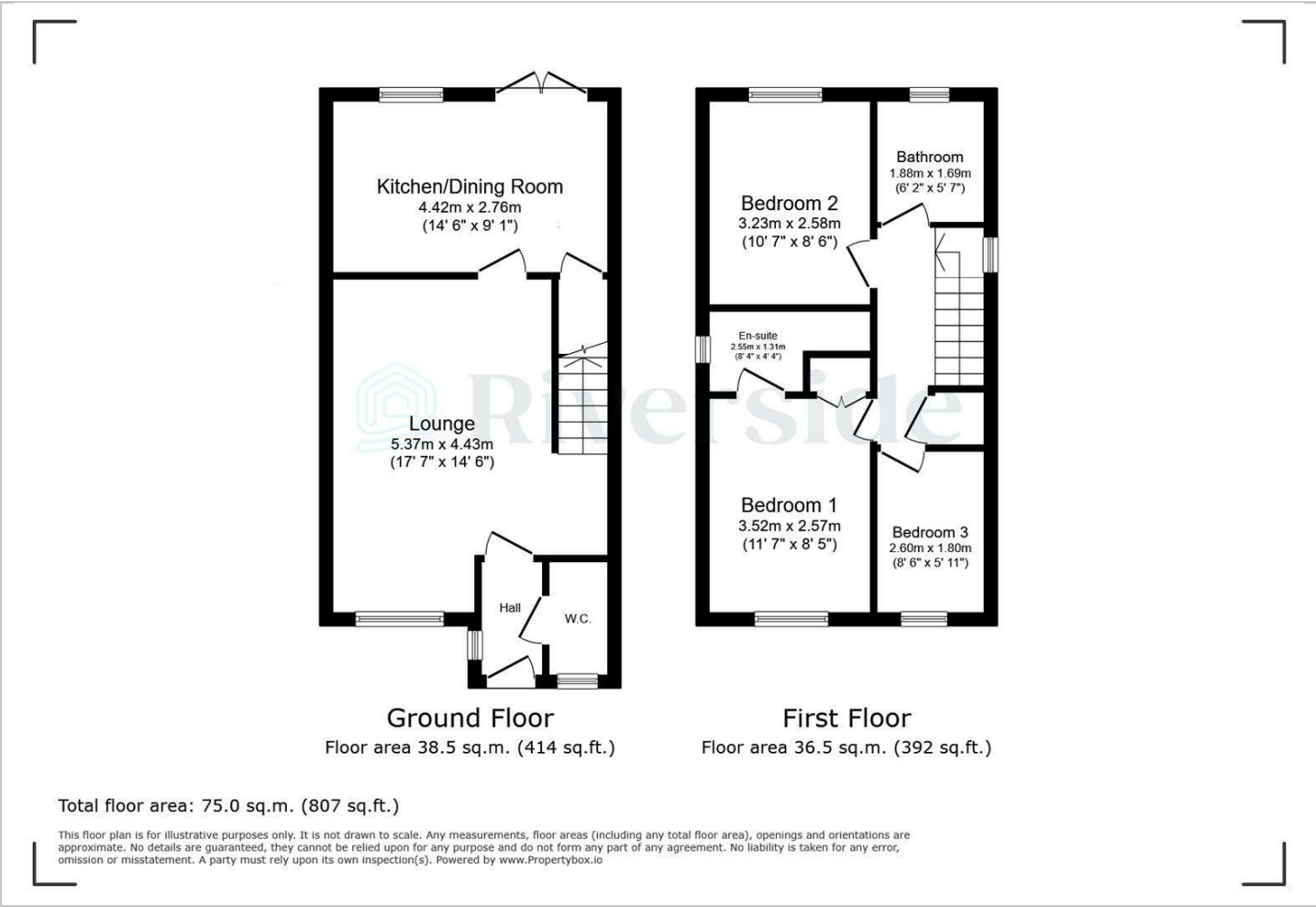
Hybrid Map



Terrain Map



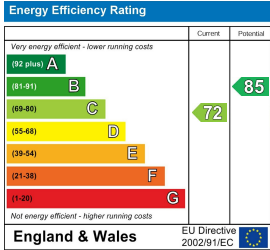
Floor Plan



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.