



19 Harbour Way

, Hull, HU9 1PL

£169,950



Offered for sale with no onward chain is this well presented, two bedroom semi detached property in the ever popular and sought after Victoria Dock. Ideally situated for easy access into Hull City Centre, and all amenities the locality has to offer, including a well regarded primary school, shop, pub, excellent road networks and regular public transport.

Having been redecorated throughout, the property offers a blank canvas and would suit a first time buyer looking for something to move straight into. Benefitting from gas central heating and UPVC double glazing throughout, the property briefly comprises; to the ground floor, entrance hallway, spacious lounge to the front and a dining kitchen to the rear.

To the first floor, two bedrooms, with built in storage to the main bedroom and the house bathroom with a three-piece suite in white, including bath with electric shower over.

Externally, there is a lawned garden to the front, a side driveway for off street parking and the rear is enclosed and mostly laid to lawn and with patio area for seating.

Viewing highly recommended and can be arranged via our office.



Ground Floor

Entrance Hallway

Entrance to the front via UPVC double glazed door. Hallway with UPVC double glazed window to the side, fixed staircase to the first floor and radiator.

Living Room 12'5" x 12'4" (3.81m x 3.77m)

Spacious lounge to the front with UPVC double glazed bow window, under stairs storage cupboard and radiator.

Dining Kitchen 15'7" x 7'9" (4.77m x 2.38m)

To the rear with UPVC double glazed window and French doors to the rear. Kitchen fitted with a range of base and wall mounted units, laminated work surfaces and tiling to the splashback areas, inset stainless steel sink unit, inset four-ring gas hob with extractor over and built in oven below. With ample space for a dining table. Radiator.

First Floor

Central Landing

With UPVC double glazed window to the side. Providing access to all first floor rooms.

Bedroom One 12'5" x 11'0" (3.80m x 3.36m)

Generous double bedroom to the front with UPVC double glazed window, built in cupboard and separate airing cupboard, carpet flooring and radiator.

Bedroom Two 8'6" x 9'4" (2.60m x 2.85m)

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

Bathroom 6'1" x 6'8" (1.87m x 2.05m)

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

Externally

Externally, to the front is an open plan lawn garden, to the side is a driveway for off street parking for multiple vehicles and the rear is enclosed with new fence to the right side and rear. Mostly laid to lawn plus a patio area for seating and shed.

Council Tax Band

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

ADDITIONAL INFORMATION

Tenure:

Freehold

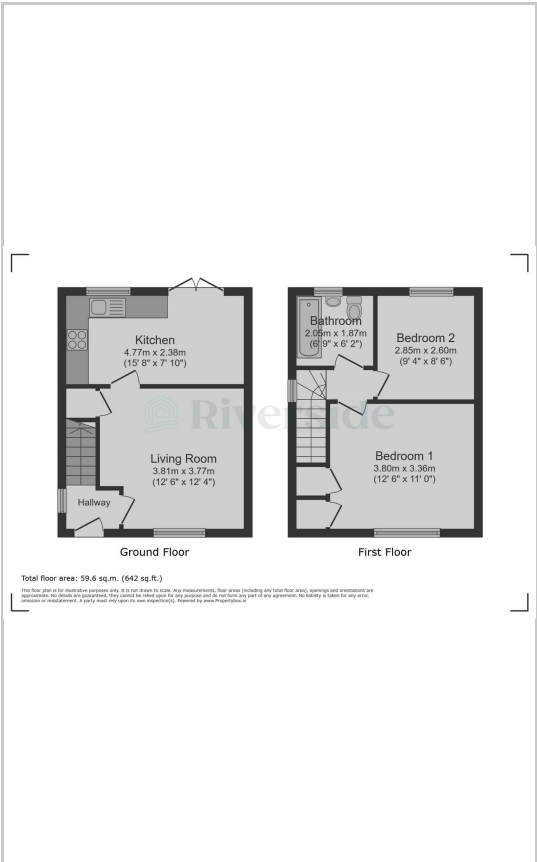
Disclaimer:

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.

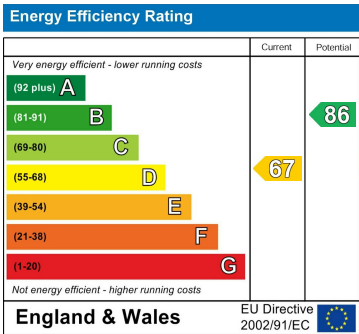
Area Map



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.