



28 Boulevard

, Hull, HU3 2TA

£139,950



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Ground Floor:

Hallway

A grand entrance into this spacious terraced property, with high ceilings, fixed staircase approach to the first floor, through to the kitchen and two doors into the through lounge plus radiator.

Through Lounge Diner

24'2" x 13'1" max (7.38m x 3.99m max)

A generous room with UPVC double glazed window to the front, UPVC double glazed window to the rear, decorative coving and ceiling roses, gas fireplace set within marble effect hearth with solid oak surround. Two radiators.

Kitchen

18'9" x 10'2" (5.73m x 3.10m)

A modern kitchen fitted with a range of base and wall mounted units with complimenting worksurfaces and tiling to the splashback areas, inset stainless steel sink unit, inset four ring gas hob, built in oven and microwave, integrated fridge freezer and dishwasher. With UPVC door to the side and two UPVC double glazed windows.

Utility Room

6'1" x 10'4" (1.87m x 3.17m)

Just off the kitchen with worksurface and plumbing for washing machine and ample space for other appliances. Leading through to:

Sun Room

6'7" x 7'4" (2.03m x 2.25m)

To the very rear of the property is the sun room with UPVC windows and a door to the garden. Radiator.

WC

With low level WC.

First Floor

Landing

Split level landing offers access to all first floor rooms and with storage cupboard.

Bedroom One

19'4" x 14'6" into bay (5.91m x 4.42m into bay)

A generous double bedroom with UPVC double glazed window and second UPVC double glazed window to the front, with fitted wardrobes and built in storage cupboards. Radiator.

Bedroom Two

12'0" x 13'10" (3.68m x 4.22m)

Another generous double bedroom with UPVC double glazed window to the rear, radiator and built in storage cupboards.

Bedroom Three

10'2" x 9'6" (3.11m x 2.92m)

Another generous bedroom with UPVC double glazed window to the rear and radiator.

House Bathroom

With UPVC double glazed window to the side. Fitted with a three piece suite in white, comprising low level WC, pedestal sink and panelled bath and extensive tiling to the walls.

Externally

Externally, to the front is off street parking via driveway with dropped kerb. The rear is a large

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enclosed garden, with gated access off side passageway. Mainly gravelled with planted border to one side, storage shed and greenhouse.

Council Tax

We have been advised the property is council tax band B.

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.



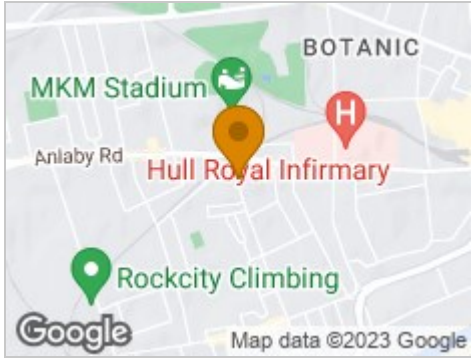
Road Map



Hybrid Map



Terrain Map



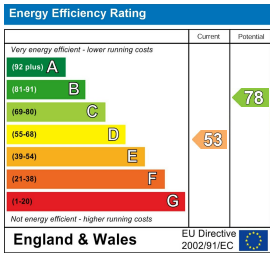
Floor Plan



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.