



39 Brindle Road

, Hull, HU3 5BY

Offers in excess of £150,000



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Summary

Built in 2018 by Keepmoat Homes is this well presented, three bedroom semi detached home, tucked away on a cul-de-sac in this modern development. Ideal for a range of amenities all close to hand, including shops, schools, transport and road links into the city centre and beyond.

Ideal for first time buyers or small families, this ready to move into property benefits from gas central heating UPVC double glazing. Arranged over two floors, the property briefly comprises; entrance hall, downstairs WC, modern dining kitchen and lounge to the rear.

To the first floor is a central landing, three well proportioned bedrooms and the house bathroom with a three-piece suite in white.

Externally to the front is off street parking for two vehicles and an open plan lawned garden. To the rear is a garden with patio area for seating and the rest laid to lawn.

Viewing highly recommended and can be arranged via our office!

Ground Floor:

Entrance Hallway

A welcoming entrance into the property via UPVC double glazed door to the front. Fixed staircase to the first floor, access to WC and door into the kitchen.

Downstairs WC

With UPVC double glazed window to the front, low level WC, sink unit and tiling to splashback areas.

Dining Kitchen

13'7" x 11'7" (4.15m x 3.54m)

To the front, with UPVC double glazed window. A modern range of base and wall mounted units, laminated worksurfaces with matching upstands, inset stainless steel sink unit, inset four ring gas hob with extractor over and built in electric oven, integrated washing machine and fridge freezer plus ample space for a dining table. Radiator.

Lounge

14'9" x 11'7" (4.50m x 3.55m)

To the rear of the property with UPVC double glazed window to the side, UPVD French doors out to the rear garden, understairs storage, carpet flooring and radiator.

First Floor

Central Landing

Providing access to all first floor rooms.

Master Bedroom

14'9" x 9'8" (4.52m x 2.97m)

A generous double bedroom to the front with two UPVC double glazed windows, storage cupboard, carpet flooring and radiator,

Bedroom Two

9'10" x 8'9" (3.00m x 2.69m)

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

Tel: 01482 322411

Bedroom Three

6'10" x 6'5" (2.09m x 1.97m)

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

House Bathroom

8'9" x 6'0" (2.69m x 1.85m)

With UPVC double glazed window to the side. Fitted with a three-piece suite in white, comprising panelled bath with thermostatic shower over, low level WC and pedestal sink. Finished with tiling to the splashback areas and a radiator.

Externally

Externally, to the front is off street parking for two vehicles, open plan lawned garden and gated pathway to the rear. The rear garden has patio area for seating and the rest is laid to lawn.

COUNCIL TAX BAND

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

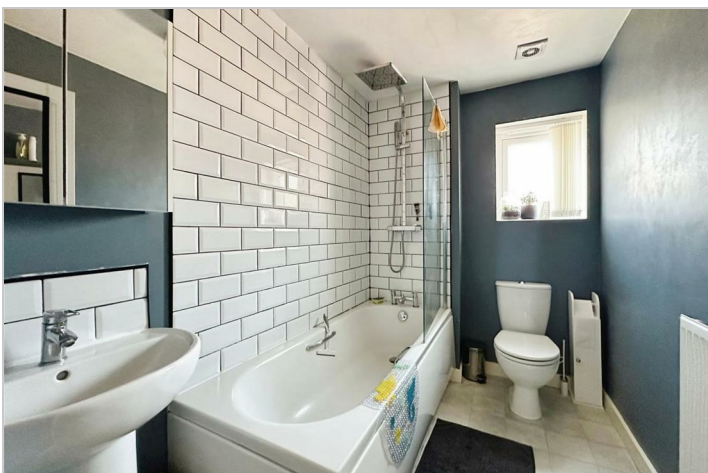
ADDITIONAL INFORMATION

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.



Road Map



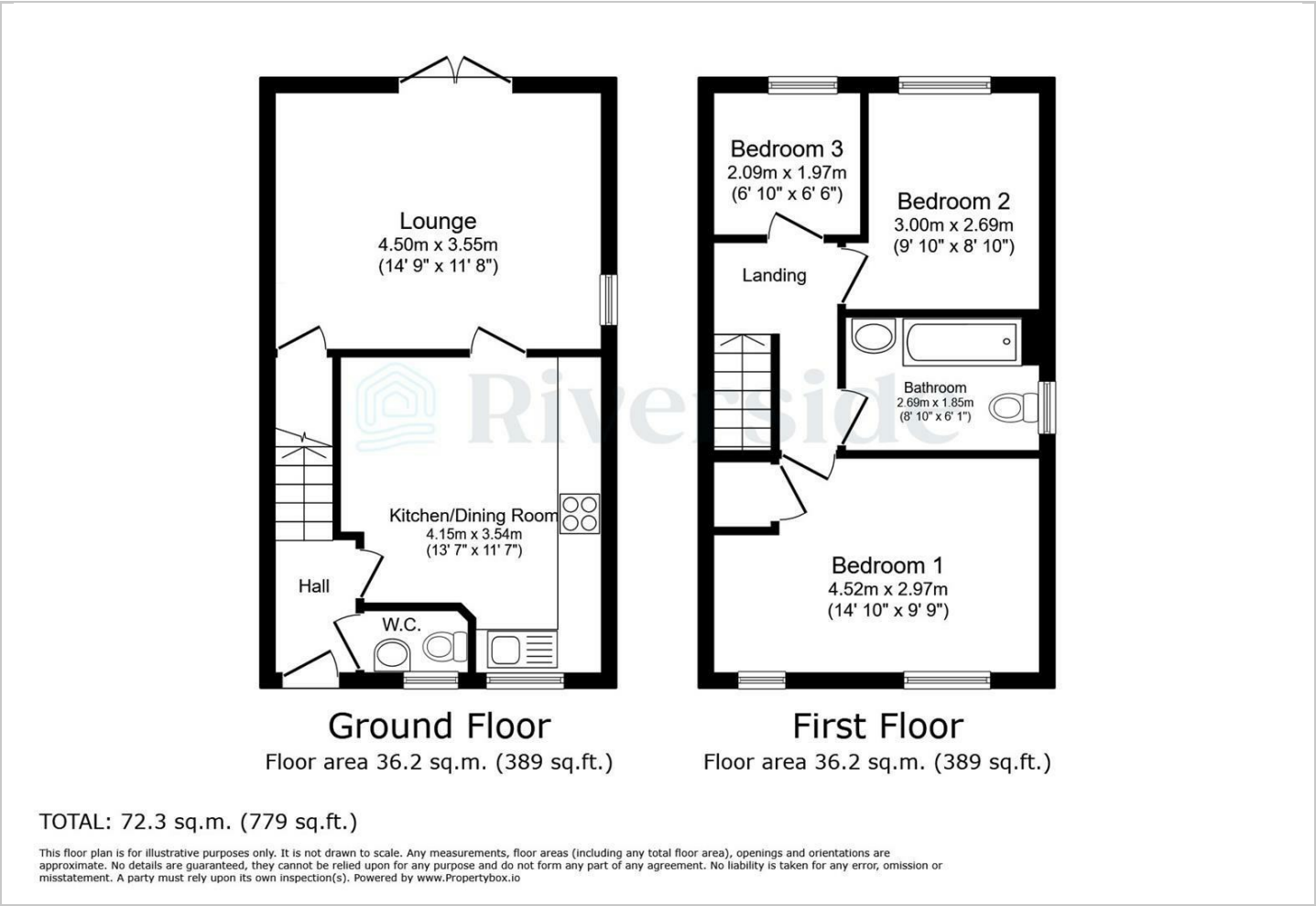
Hybrid Map



Terrain Map



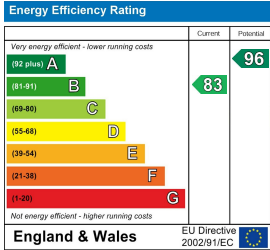
Floor Plan



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.