Riverside



# 70 Taunton Road

, Hull, HU4 7JX

£130,000

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, Hull, HU4 7JX

## £130,000





### Ground Floor

### Entrance Hallway
Welcoming entrance to the front via UPVC double glazed door, with fixed stair case to the first floor level, radiator and door opening into:

### Lounge
11'6" x 14'9" (3.52m x 4.52m)
A spacious lounge to the front with UPVC double glazed window, electric fireplace with hearth and surround, laminate flooring and radiator plus under stairs storage cupboard.

### Dining Kitchen
14'10" x 8'2" (4.54m x 2.49m)
To the rear, with UPVC double glazed window and UPVC double glazed door to the garden. Fitted with a range of base and wall mounted units, laminated work surfaces with tiling to the splashback areas, inset stainless steel sink unit, inset four-ring gas hob with extractor over and built in oven below and integrated fridge freezer. With a radiator and space for dining table.

### First Floor

### Central Landing
Providing access to all first floor rooms.

### Bedroom One
14'3" x 9'11" (4.35m x 3.03m)
A generous double bedroom to the front with two UPVC double glazed window, fitted cupboard for storage, carpet flooring and radiator.

### Bedroom Two
8'9" x 8'11" (2.69m x 2.74m)
To the rear with UPVC double glazed window, carpet flooring and radiator.

### Bedroom Three
6'10" x 9'10" (2.10m x 3.00m)
To the front with UPVC double glazed window, carpet flooring and radiator.

### Bathroom
5'5" x 7'9" (1.66m x 2.38m)
With UPVC double glazed window to the rear. Fitted with a modern three-piece suite in white, comprising panelled bath with shower attachment over, pedestal sink and low level WC. With full tiling to the walls and heated towel radiator.

### Externally
Outside to the front is a low maintenance paved front garden with hedge to the front and side boundary, a passage way down the side provides access to the rear garden. The rear is enclosed and mostly laid to lawn with two outhouses for storage.

### 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



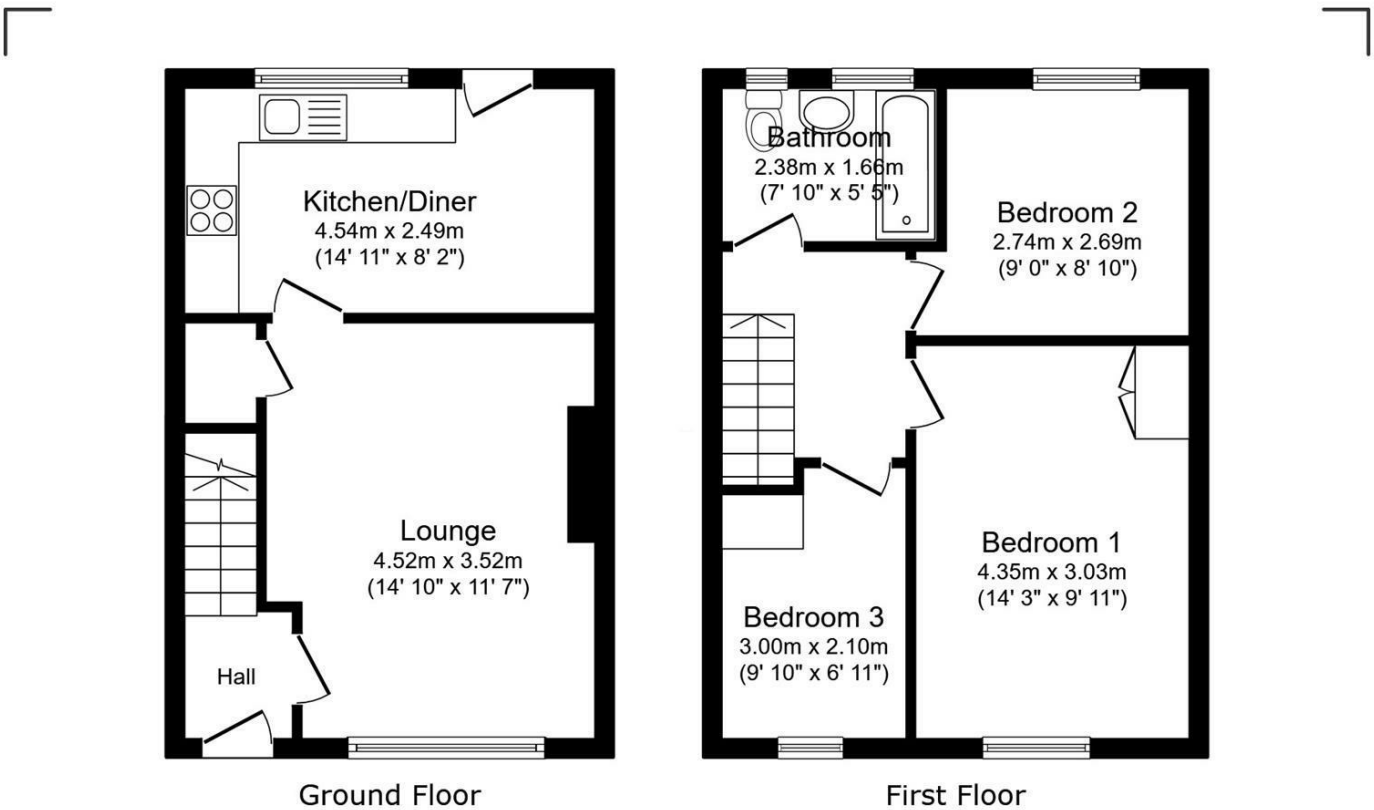

## Hybrid Map




## Terrain Map




## Floor Plan



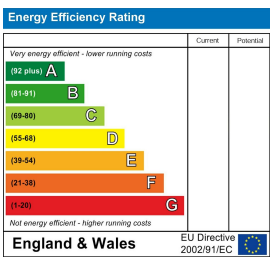

Total floor area: 69.8 sq.m. (751 sq.ft.)

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

## 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.

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