



19 Rothesay Court, Skirlaugh, Hull, HU11 5DG

£129,950







# 19 Rothesay Court

Hull, HU11 5DG

- GARAGE
- GAS CENTRAL HEATING
- LAWNED REAR GARDEN
- TWO DOUBLE BEDROOMS
- EASY ACCESS TO HULL VIA A165

A Well Maintained Property

Popular Location.

Ideal for First Time Buyers

Property includes ; Entrance Vestibule, Reception Lounge, Dining Kitchen. Two Bedrooms and House Bathroom.

Externally : Private garden (West Facing aspect)

Dedicated Garage for Parking.

Early Viewing Recommended .



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## ENTRANCE PORCH

4'11" x 3'8" (1.52m x 1.13m )  
uPVC front door with privacy glass panels, laminate wood floor and a pendant lights fitting.

## LOUNGE

14'11" x 11'11" (4.56m x 3.64m )  
Wood door with glass panels, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.

## KITCHEN

11'10" x 10'0" (3.63m x 3.06m )  
Wood door with privacy glass panels, laminate wood floor, ceiling mounted chrome spotlights, rear aspect uPVC double glazed window, understairs cupboard, a range of wall and base units with integrated electric hob and oven with chrome extractor above. Plumbing for a dishwasher and a washing machine, a one and a half bowl stainless steel drainer sink with mixer tap, uPVC double glazed back door.

## STAIRCASE AND LANDING

9'0" x 2'7" (2.76m x 0.80m )  
Carpeted floor, ceiling spotlights, a wooden bannister with spindles and loft hatch.

## BEDROOM ONE

12'0" x 10'1" (3.68m x 3.08m )  
Wood door with brass handles, laminate floor, rear aspect uPVC double glazed window, three bulb central ceiling light, fitted wardrobes and a built-in cupboard.

## BEDROOM TWO

11'11" x 8'8" (3.65m x 2.65m )  
Wood door with brass handles, laminate floor, pendant light fitting and a front aspect uPVC double glazed window.





## BATHROOM

8'11" x 5'8" (2.74m x 1.75m )

Wood door with brass handles, tiled floor, central ceiling light, uPVC double glazed side aspect privacy glass window, chrome towel radiator, shower cubicle with mixer shower, bath with splash back tiles, low flush WC and a pedestal wash hand basin.

## EXTERIOR

To the front a block paved and concrete path. To the rear a flagged patio and path with lawn and slate borders with a wooden fence and block perimeter.

## COUNCIL TAX:

We understand the current Council Tax Band to be A

## SERVICES :

Mains water, gas, electricity and drainage are connected.

## TENURE :

We understand the Tenure of the property to be Freehold.

## MORTGAGE CLAUSE :

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

## PROPERTY PARTICULARS DISCLAIMER : PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

## MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



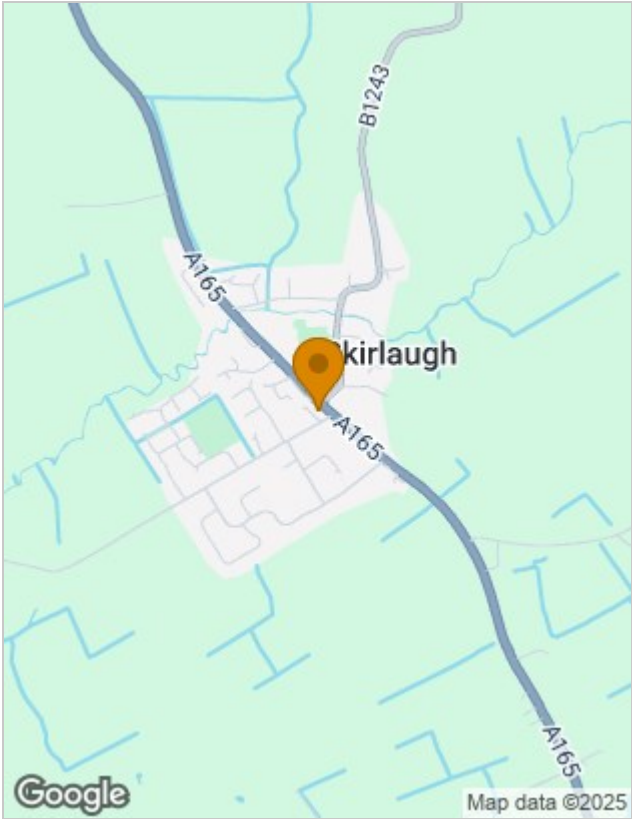




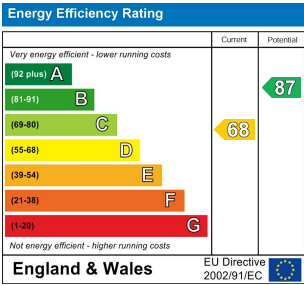
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.