

staniford
grays

FOR SALE



76 Mollison Road, Hull, HU4 7HH

£179,950





76 Mollison Road

Hull, HU4 7HH

- MODERN PRESENTATION
- SEMI-DETACHED HOME
- LANDSCAPED GARDEN
- 3 GENEROUS BEDROOMS
- CONVENIENT SETTING
- DOUBLE PARKING AND GARAGE/STORE
- UPGRADED UPVC GLAZING AND HEATING SYSTEM
- READY TO MOVE IN LIVING
- VIEWING ADVISED

ENHANCED AND IMPROVED SEMI-DETACHED HOME, IDEAL FOR FAMILIES AND ASPIRATIONAL BUYERS.

Offering double off-road parking and a fully modernised interior all within a convenient West Hull setting.

Invited for inspection is this well maintained and modernised home. With a versatile and open plan internal layout with a number of improvements having been made over the years and suitable for a host of applicant profiles.

The versatile layout comprises; Entrance Hallway, Open plan Reception Lounge leading to a Dining Area with a Kitchen Extension. To the first floor level Three generous bedrooms and a Bathroom feature with fully fitted wardrobes to the Guest bedroom space.

The private rear garden remains a key selling feature with a low maintenance artificial lawn and landscaped patio with external Store/Garage of a good size also.

Viewing available by appointment and advised given the competitive price point and size of semi-detached home available.



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GROUND FLOOR

ENTRANCE HALLWAY

A welcoming entrance to this immaculately appointed and ready to move-in family home, with recently fitted uPVC double glazing throughout, accessed via composite style entrance door, laminate to floor coverings, staircase approach to first floor level with bloustrade and glazed insert, understairs storage cupboard, access provided to kitchen area and...

OPEN PLAN LOUNGE / DINING AREA

23'9" x 11'1" (7.26 x 3.38)

A bright and spacious room with uPVC double glazed walk-in bay window, suitably sized to accommodate furniture suite. To the alternate room length French doors lead to a landscaped patio terrace with private gardens beyond, laminate to flooring, space for dining table and chairs.

BREAKFAST KITCHEN

14'4" x 7'4" (4.37 x 2.24)

Well appointed throughout with a replacement kitchen offering a broad range of fitted wall and base units in a traditional style with contemporary flourishes, contrasting work surfaces over, tiled splashback, inset stainless steel sink and drainer, a number of appliances include integrated oven, gas hob with stainless steel extractor canopy over, integrated dishwasher, space and plumbing for washing machine and drink/wine cooler, inset spotlights to ceiling, laminate flooring continuing. Access is provided to the patio terrace via uPVC double glazed door with additional window to rear and side elevations.

FIRST FLOOR

LANDING

Providing access to three generous bedrooms and bathroom, loft access point.

BEDROOM ONE

11'5" x 11'3" (3.48 x 3.43)

With uPVC double glazed walk-in bay window, of an excellent size with space for double bed and freestanding bedroom furniture.

BEDROOM TWO

12'0" x 11'3" (3.68 x 3.43)

Fully fitted with a range of wardrobes to two wall lengths with inbuilt hanging provision and shelving, UPVC double glazed window to the rear, of double bedroom proportions.

BEDROOM THREE

7'6" x 6'0" (2.31 x 1.83)

With uPVC double glazed window to the frontage. of a good size for a third bedroom with potential to be used as a study, third bedroom or nursery.



HOUSE BATHROOM

6'3" x 5'10" (1.91 x 1.80)

Neutrally appointed throughout with white sanitaryware, incorporating low flush w.c, pedestal basin with chrome tap furniture, panelled bath with shower screen, wall mounted showerhead and console, spotlights to ceiling, uPVC privacy window to the rear.

OUTSIDE

Mollison Road itself remains conveniently positioned within relative proximity to Hessle centre and also excellent transportation links to Hull City centre and beyond. The immediate location benefits from double parking to the frontage being hard landscaped throughout. Gated access leads to the landscaped rear garden with Indian stone patio extending from the immediate building footprint and providing further outside dining area, with artificial grass section. Gated access leads to garage/store with up&over access door and personnel door to side.

AGENTS NOTE

The current vendors have upgraded and enhanced the property and given the standard of finish and condition comes ready for immediate occupation, being suitable for a range of applicant profiles specifically aspirational first time buyers and families.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current Hull City Council council tax band is 'B'.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment via sole selling agent, Staniford Grays.

Website- Stanifords.com Tel: (01482) 631133

E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE

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

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

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.

FEES

The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



Floor Plans



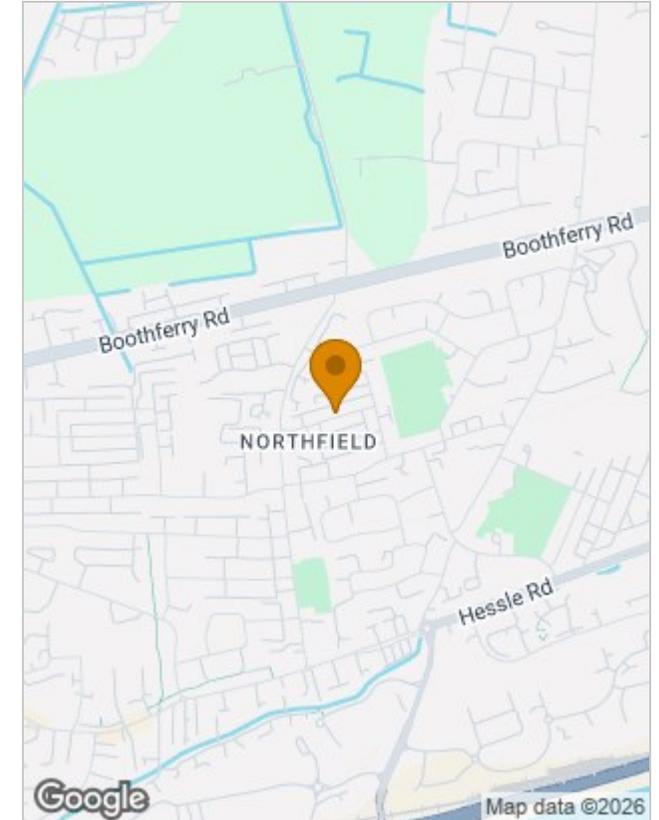
Viewing

Please contact our Swanland Office Office on 01482 631133 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.

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Location Map



Energy Performance Graph

