

staniford
grays



14 Abbey Way, Hull, HU5 1DA

£130,000

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14 Abbey Way

Hull, HU5 1DA

- TOWNHOUSE HOME
- 4 BEDROOMS
- THREE BATHROOMS
- DEDICATED PARKING
- DECEPTIVELY SPACIOUS
- IDEAL FOR INVESTORS
- OPEN OUTLOOK TO FRONTAGE
- ESTABLISHED TENANT IN PLACE

TOWNHOUSE HOME WITH OPEN PLAYING FIELD VIEWS TO THE FRONTAGE-

The property on offer comes available for immediate viewing with a competitive listing price to secure early interest.

Offering a modern arrangement of living space and presented over three floor levels is this semi-detached townhouse situated within a popular residential setting in proximity to Beverley Road.

Located in a quiet cul-de-sac position and remains much larger than an initial glance would suggest with the benefit of four bedrooms and three bathrooms.

Off street and dedicated parking is provided with an enclosed courtyard and rear garden.

Internally a ground floor Entrance Hall provides access to a Hallway, Utility Space, 2 Bedrooms and Shower Room. To the first floor level a central landing leads to a generously sized Lounge with open outlook beyond and balcony and Breakfast Kitchen. To the second floor two double Bedrooms and a House Bathroom also feature.

IDEAL FOR INVESTORS AND APPLICANTS LOOKING FOR SPACIOUS AND AFFORDABLE FAMILY LIVING.

£130,000



GROUND FLOOR

Boasting both a front and rear access, with front access being provided from the open playing field and alternate access leads through to...

UTILITY ROOM 6'6" x 5'3" (1.99 x 1.62)
With wall mounted boiler, laminate to floor coverings, space for low level white goods, tiling.

HALLWAY 18'10" x 5'4" (5.75 x 1.65)
With laminate to floor coverings, staircase approach to first floor level, gives access to two bedrooms and ground floor shower room.

BEDROOM ONE 9'2" x 11'5" (2.81 x 3.48)
With window to the front elevation, of double bedroom proportions with space for freestanding bedroom furniture.

BEDROOM TWO 7'8" x 8'8" (2.35 x 2.65)
With window to rear.

SHOWER ROOM
With window to side elevation, laminate to floor coverings, shower cubicle with wall mounted head and console, low flush w.c, pedestal wash hand basin, tiling to splashbacks.

FIRST FLOOR

LANDING
Providing access to reception lounge and kitchen.

RECEPTION LOUNGE 11'4" x 13'5" (3.47 x 4.09)
Of an excellent size with open elevated playing field views, with double doors opening to Juliet style balcony, suitably sized to accommodate furniture suite.

KITCHEN 13'5" x 10'11" (4.09 x 3.33)
With walk-in bay window to the rear elevation and additional windows to the rear outlook. A range of fitted wall and base units in a traditional finish, with space for freestanding white goods, gas hob, ceiling suspended extractor canopy, low level oven, inset spotlights to ceiling, integrated dishwasher, tiling to splashbacks, suitably sized to accommodate table.

SECOND FLOOR

LANDING 13'5" x 6'7" (4.09 x 2.01)
With deep storage cupboard, giving access to two bedrooms and house bathroom.

BEDROOM THREE 8'4" x 10'3" (2.55 x 3.13)
With window to front outlook, of double bedroom proportions and space for freestanding bedroom furniture. Leads to...

EN SUITE SHOWER ROOM
With window to side, pedestal wash hand basin, low flush w.c, self contained shower cubicle, tiling to splashbacks.



BEDROOM FOUR

(at longest and widest point)
With window to rear.

6'7" x 12'6" (2.03 x 3.82)

HOUSE BATHROOM

Neutrally appointed throughout, incorporating panelled bath, low flush w.c, tiling to splashbacks, window to rear outlook.

OUTSIDE

Abbey Way itself remains conveniently positioned with a number of similarly styled modern townhouse homes, being in close proximity to the popular Beverley Road setting and also access to the A63/M62 corridor. The subject dwelling remains discreetly positioned, boasting open aspect views to the frontage overlooking playing fields up to the property boundary. Dedicated parking exists to the rear with side access leading to a daily rear entrance, with boarded fence perimeter boundary, block paving and being hard landscaped throughout. Enjoying a private and secluded setting given the screening provided by nearby trees. External tap and light points.

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 'C'.

TENURE

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

VIEWING

Strictly by appointment with sole selling agents, 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 will 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



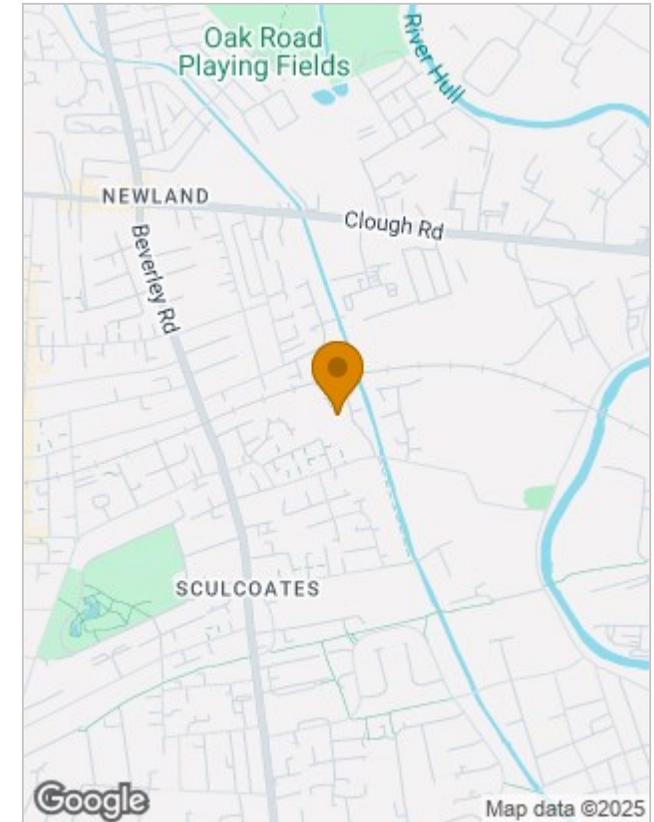
Viewing

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.

2 West End, Swanland, HU14 3PE
Tel: 01482 631133 Email: swansales@stanifords.com

Location Map



Energy Performance Graph

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |
| | 73 | 83 |