

staniford
grays



167 Astral Way, Sutton-On-Hull, Hull, HU7 4XZ

Offers Over £135,000





167 Astral Way

Hull, HU7 4XZ

- NO ONWARD CHAIN
- WELL POSITIONED PLOT
- TWO DOUBLE BEDROOMS
- PRIVATE GARDENS
- FULL REFURBISHMENT POTENTIAL
- DRIVEWAY AND GARAGE
- POPULAR AND CONVENIENT LOCATION

IDEALLY SUITED FOR APPLICANTS LOOKING FOR SINGLE FLOOR LEVEL LIVING IN A CONVENIENT SETTING.

Ample external parking is offered with this Two Bedroom Semi Detached Bungalow. Astral Way remains a tranquil residential area, a short distance walk away from the local amenities and services.

The bungalow offers the potential for a full programme of internal upgrade with a number of re-development options.

Accommodation briefly comprises; Kitchen, Lounge/dining area with front facing views, an inner hallway leads through to two generously sized double bedrooms and Bathroom.

Parking provision for a number of vehicles to the side of the property, with garage/workshop access also.

Private facing rear gardens and advised for internal viewing, with no onward chain.



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SIDE ENTRANCE

Accessed via uPVC entrance door with additional window to side.

KITCHEN

Being traditionally styled with a range of fitted wall and base units with complementary work surfaces over, display cabinetry and breakfast bar area, inset laminate sink and drainer, space for freestanding cooker, washing machine and further white goods, wall mounted extractor, tiling to splashbacks, strip light. Leads through to...

12'7" x 9'7" (3.86 x 2.94)

RECEPTION LOUNGE

With uPVC double glazed window providing front outlook over street scene, suitably sized to accommodate furniture suite, used currently as a formal reception space and dining area also.

15'10" x 9'5" (4.85 x 2.88)

INNER HALLWAY

Providing access to two double bedrooms and house bathroom, cupboard housing warm-air heating system being a Johnson & Starley floor mounted unit.

BEDROOM ONE

With window to the rear facing garden outlook, of double bedroom proportions with fitted wardrobes, locker storage and vanity dresser.

12'1" x 9'1" (3.70 x 2.77)

BEDROOM TWO

With uPVC double glazed window to rear, fitted wardrobes with locker storage and vanity dresser.

11'2" x 8'11" (3.41 x 2.73)

HOUSE BATHROOM

With uPVC privacy window to side, low flush w.c, inset basin to storage units, raised walk-in shower cubicle with wall mounted showerhead and console, tiling to splashbacks.

5'2" x 6'2" (1.59 x 1.89)

OUTSIDE

Astral Way remains conveniently positioned within proximity to Sutton and also the nearby surrounding area of Kingswood, offering a wealth of services and amenity.

The immediate setting is a discreet street scene consisting of similarly styled low level and dormer bungalows.

A low level wall exists to the front perimeter boundary, with herbaceous planting, shrubbery and borders and laid to lawn grass section also. A concrete driveway offers parking provision for multiple vehicles, in turn leading to garage / store with double access doors.

To the rear a private and enclosed garden features with laid to lawn grass section and terraced wall leading to further garden area with well stocked plant borders.



AGENTS NOTE

The property offers potential for a full program of cosmetic remodelling and refurbishment internally, with viewing recommended for applicants looking for living space over the single floor level or alternatively developers looking to undertake a project. Offered to the market with no onward chain, with viewing available through the sole selling agent Staniford Grays.

FIXTURES AND FITTINGS

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

SERVICES

(Not Tested) Mains Water, Electricity and Drainage are connected. We understand the current Kingston Upon Hull City 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.

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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.

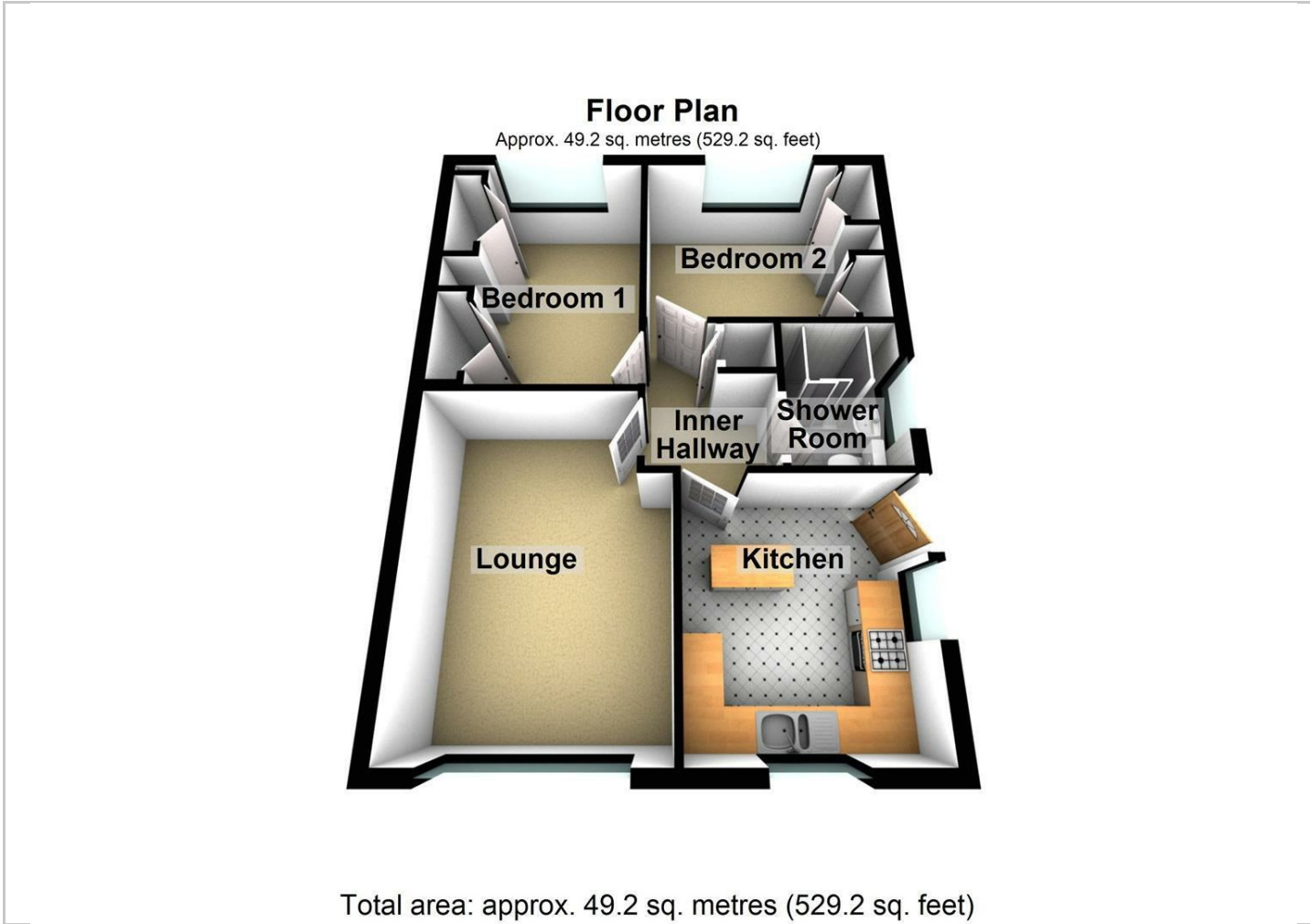
FEES

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



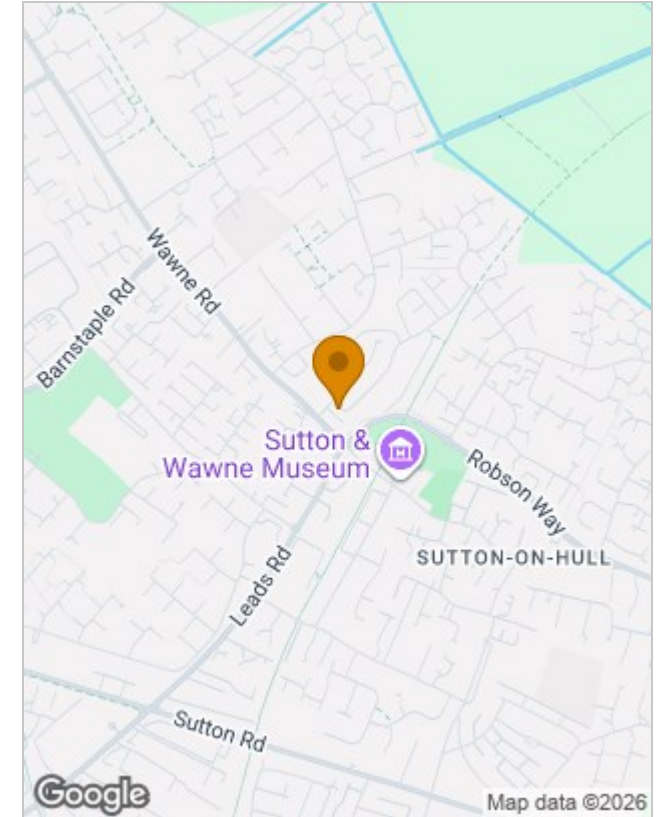
Viewing

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

