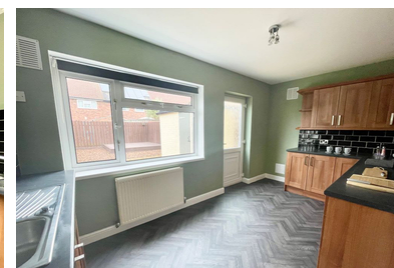
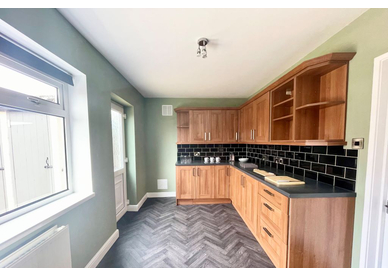


Anson Grove  
Auckley  
DN9 3QN  
01302 867888



## Harleston Close, Hull

£110,000

3Keys Property are delighted to offer for sale this 3 bedroom mid terrace family home situated in Hull. Offered with no onward chain, this property has been recently redecorated throughout and has new carpets/flooring fitted to most rooms. This property is presented in ready to move into condition with a modern fully fitted kitchen/breakfasting room with integrated appliances and fully tiled family bathroom with shower over bath. Gardens to the front and rear and out building which provide additional storage solutions. Contact 3Keys Property for details 01302 867888.

- 3 BEDROOM TERRACE FAMILY HOME
- NO ONWARD CHAIN, OFFERED WITH VACANT POSSESSION
- RECENTLY DECORATED THROUGHOUT WITH NEW FLOORING
- FULLY TILED FAMILY BATHROOM WITH SHOWER OVER BATH
- CUL DE SAC LOCATION
- OPEN DAY SATURDAY 25TH MAY - BY APPOINTMENT ONLY
- PERFECT OPPORTUNITY FOR INVESTOR OR FTB
- FULLY FITTED MODERN KITCHEN /BREAKFASTING ROOM
- ENCLOSED REAR GARDEN WITH DECKING AREA
- CLOSE TO LOCAL TRANSPORT LINKS & MOTORWAY ACCESS

## PROPERTY DESCRIPTION

3Keys Property are delighted to offer for sale this 3 bedroom mid terrace family home situated in Hull. Offered with no onward chain, this property has been recently redecorated throughout and has new carpets/flooring fitted to most rooms. This property is presented in ready to move into condition with a modern fully fitted kitchen/breakfasting room with integrated appliances and fully tiled family bathroom with shower over bath. Gardens to the front and rear and out building which provide additional storage solutions.

## GROUND FLOOR

Entrance hall with carpet to floor, radiator, single pendant light fitting and door to lounge.

The lounge has a front aspect window, carpet to floor, single pendant light fitting, radiator, feature fireplace and storage cupboard. Door leading to Kitchen.

The modern kitchen/breakfasting room is fully fitted with a range of floor and wall units with lighting and contrasting worktops and tiled splashbacks. The oven, hob and extractor hood is integrated and there is plumbing for the washing machine and space for fridge freezer. The floor is fitted with vinyl and there is a rear aspect window and door leading to rear garden.

## FIRST FLOOR

The landing is fitted with carpet, has a single pendant light fitting and access to the loft. The family bathroom is fully tiled with suite comprising of a bath tub with shower over, hand basin, wc and heated towel rail. Rear aspect obscure glass window and vinyl floor covering.

Bedroom 1 has a front aspect window, carpet to floor, single pendant light fitting, radiator and storage cupboard. Bedroom 2 has a rear aspect window, carpet to floor, single pendant light fitting, radiator and storage cupboard which houses the boiler. Bedroom 3 has a front aspect window, carpet to floor, single pendant light fitting and radiator.

## EXTERNAL

Tio the front of the property is a garden with paving and decorative stone and hedge boundary. Neighbouring properties have arranged a dropped kerb via the local council to enable parking on their land, I understand there is a cost to this work and permission from the local authority is needed. There is shared access to the rear garden which is fully enclosed and landscaped with decorative bark, a decking patio and paved patio. There are 2 out buildings which provide additional storage solutions.

The property is located close to local amenities, transport links and gives easy access to the motorway network. There are schools nearby and Hull city centre is a 10 minute car ride. To view this property, please contact 3Keys Property on 01302 867888.

## LOUNGE

3.55m x 4.55m (11' 8" x 14' 11")

## HALLWAY

## KITCHEN/BREAKFASTING ROOM

2.51m x 4.53m (8' 3" x 14' 10")

## LANDING

## BEDROOM 1

3.0m x 4.4m (9' 10" x 14' 5")

## BEDROOM 2

2.70m x 2.80m (8' 10" x 9' 2")

## FAMILY BATHROOM

2.28m x 1.59m (7' 6" x 5' 3")

## ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – TBC

Tenure – Freehold

## DISCLAIMER

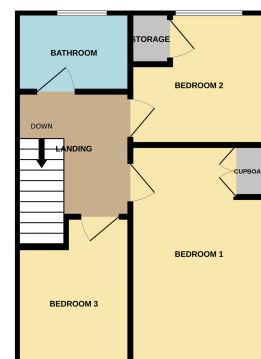
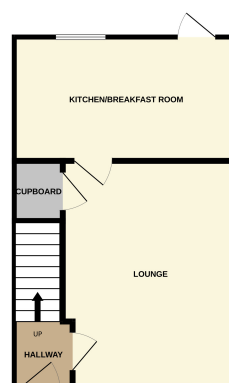
Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon. Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order. We have not check rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale.

## Offer Procedure

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. In order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers' identification.

GROUND FLOOR  
344 sq ft. (32.0 sq.m.) approx.

1ST FLOOR  
385 sq ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 729 sq ft. (67.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan (including floor, measurements of areas, windows, doors and any other details are representative and not responsible to them for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their operation or efficiency at the time.  
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