



37 Sylvia Close, Hull

£84,950

Ideal first time buyer home/investment property.

INTRODUCTION

An extended semi detached home which has the benefit of Gas central heating and Double glazing. The property briefly comprises entrance porch, entrance hall, lounge, dining area, extended kitchen, Sun room, 2 beds, bathroom, gardens, drive and carport. The property is located in a good area with good local amenities and is offered with no chain involved.

LOCATION

The Inglemire area offers local shops and public transportation, with access to both Hull City Centre and the A63/M62 motorway. The Hull University is also within a short walking distance.

ENTRANCE PORCH

With double glazed patio doors.

ENTRANCE HALL

With double glazed door and radiator.

LOUNGE/DINING AREA 20'8 x 9'7 widening to 12'9 the narrowing to 6'5 (6.30m x 2.92m widening to 3.89m the narrowing to 1.96m)

With double glazed window, feature fireplace, electric fire, 2 radiators.

BREAKFAST KITCHEN 7'3 widening to 12'2 x 16'1 (2.21m widening to 3.71m x 4.90m)

With base and wall units, laminate work surfaces, stainless steel sink unit, washing machine, gas hob, electric oven, extractor hood, radiator, splash back tiling, 3 double glazed windows. Double glazed door

SUN AREA 6'7 x 8'2 (2.01m x 2.49m)

With radiator and double doors.

BEDROOM 1 15'11 x 8'8 (4.85m x 2.64m)

With double glazed window, radiator and built in sliding wardrobes.

BEDROOM 2 8'11 x 9'1 (2.72m x 2.77m)

With double glazed window, radiator and built in wardrobes.

BATHROOM 5'5 x 6'4 (1.65m x 1.93m)

With three piece coloured suite, comprising panelled bath, wash hand basin, w.c., splash

back tiling, radiator and double glazed window.

OUTSIDE

Outside are gardens to the front and rear, driveway and carport.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames

SECURITY - The property has the benefit of an installed burglar alarm system.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

MORTGAGES



The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licenced Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENTS NOTE

The agents advise they do not test fitted appliances, electrical and plumbing installation

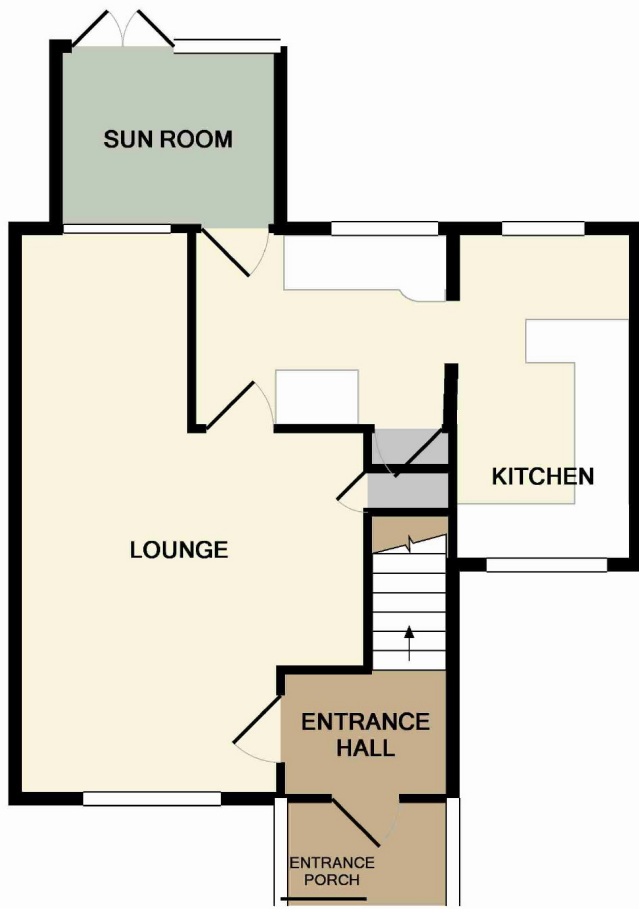
or central heating systems, nor have they undertaken any type of survey on this property.

The agents for themselves and for the vendors or lessors of this property give notice that whilst these particulars are believed to be accurate, they set out a general outline only for guidance and do not constitute any part of an offer or contract. Any floorplans detailed are for identification purposes only and indicate the general layout of accommodation and are not to scale.

Intending purchasers should not rely on these particulars as statements of representation of fact, and satisfy themselves as to their accuracy.

These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co., and prospective purchasers should check on the availability of the property prior to viewing.





GROUND FLOOR
APPROX. FLOOR
AREA 485 SQ.FT.
(45.1 SQ.M.)

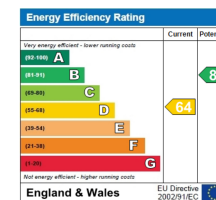


1ST FLOOR
APPROX. FLOOR
AREA 327 SQ.FT.
(30.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 813 SQ.FT. (75.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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