

# Reeds Rains

The Estate Agent

[www.reedsrains.co.uk](http://www.reedsrains.co.uk)



Ilchester Close, Bransholme, Hull

**Offers in the region of £64,950**

**Sutton Upon Hull**  
53 Church Street, Sutton-On-Hull, Hull, HU7 4TG  
**01482 781791** [sutton@reedsrains.co.uk](mailto:sutton@reedsrains.co.uk)



# Reeds Rains

The Estate Agent

www.reedsrains.co.uk

## Ilchester Close, Bransholme, Hull

Offered for sale with no chain involved.  
A three bedroom end of terrace property.  
Installed with warm air central heating and double glazing.  
Comprising of the entrance porch, hall and fitted kitchen.  
Lounge, ground floor w.c plus first floor bathroom.  
Gardens to the front and rear aspects.

### Ground Floor

#### Entrance Porch

Upvc double glazed entrance door, two storage sheds, one housing meters. Glazed door to the hallway.

#### Hallway

Staircase off to the first floor, cupboard housing the boiler, laminate flooring. Open plan to the dining kitchen.

#### Kitchen / Dining Room 4.78m (max) x 2.9m (15'8" (max) x 9'6")

Upvc double glazed window to the front aspect, modern range of fitted base and wall units with contrasting work surfaces and tiled splash backs. Integrated oven, grill and four burner hob. Plumbing for automatic washing machine, stainless steel single drainer sink insert. Laminate flooring, interior window through to the lounge.

#### Lounge 4.78m (max) x 4.06m (max) (15'8" (max) x 13'4" (max))

Upvc double glazed window to the rear, Upvc double glazed door leading to the rear garden. Coving to the ceiling, laminate flooring. Dado rail and television point.

### First Floor

#### Landing

Loft access, two storage cupboards. Access to the bedrooms and bathroom.

#### Bedroom One 5.16m (max) x 2.87m (16'11" (max) x 9'5")

Upvc double glazed window to the front aspect, laminate flooring, overhead light point.

#### Bedroom Two 3.86m x 2.67m (12'8" x 8'9")

Upvc double glazed window to the rear aspect, laminate flooring, overhead light point.

#### Bedroom Three 2.67m x 1.98m (8'9" x 6'6")

Upvc double glazed window to the rear, coving to the ceiling, laminate flooring, overhead light point.

#### Bathroom

Upvc double glazed window to the front aspect, low level w.c,

pedestal wash hand basin and panel enclosed bath with shower over. Wall mounted boiler, tiled to the flooring and part to the walls.

### Exterior

Gardens to the front and rear elevations. The rear is laid to lawn with decking to the patio. Fencing forms the boundaries.

### Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office.

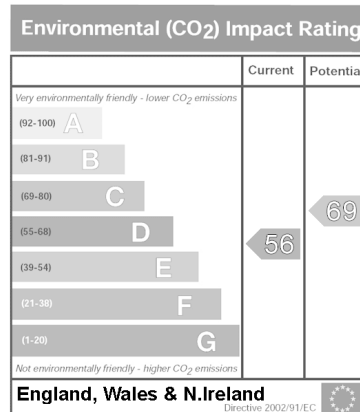
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

### All Measurements

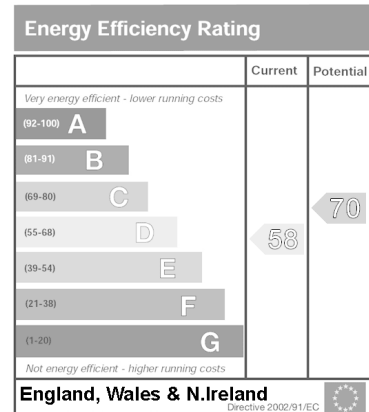
All Measurements are Approximate

### Buyer Notes

BUYER NOTES (Please use the area below to make any notes whilst viewing the property)



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**Agent's Notes** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



FIXED PRICE CONVEYANCING  
FOR AN IMMEDIATE QUOTE CALL

0870 603 5443