



## Hermes Close, Hull, HU9

**£85,000**

None

**Tenure:** Freehold, **Bedrooms:** 3

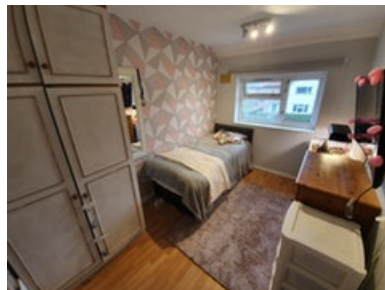
A fantastic opportunity to purchase a modern styled home that has been kept to the highest standards by the current owners and located in a well-regarded location in Hull, close to local schools, transport links, shopping facilities, and amenities. This property is an ideal family home or for a first

## Key features:

- Modern Bathroom
- Modern Kitchen
- Spacious Rooms
- Great Location
- Low Maintenance Garden

## Extra info:

- **Property Age:** 0 years
- **Council Tax:** Band A (£1120.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



A fantastic opportunity to purchase a modern styled home that has been kept to the highest standards by the current owners and located in a well-regarded location in Hull, close to local schools, transport links, shopping facilities, and amenities. This property is an ideal family home or for a first-time buyer with its spacious rooms, modern style bathroom, and kitchen, and with an enclosed rear garden which is mainly laid to lawn, low maintenance and private.

There is nothing to do other than move straight in, with a fully fitted kitchen, including a space for a dining table in the second reception room, whilst also benefitting from uPVC double glazing and gas central heating.

Ground floor:

**Lounge** 14' 7" (into bay) x 11' 10" (4.44m (into bay) x 3.61m )

**Dining Room** 11' 10" x 8' 1" (3.61m x 2.46m )

**Kitchen** 9' 5" x 8' 11" (2.87m x 2.72m )

First floor:

**Master Bedroom** 11' 3" x 11' 0" (3.43m x 3.35m )

**Bedroom 2** 11' 10" x 8' 1" (3.61m x 2.46m )

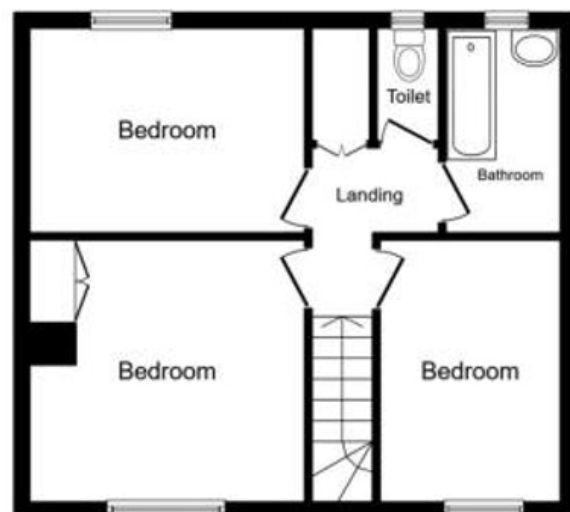
**Bedroom 3** 11' 3" x 7' 10" (3.43m x 2.39m )

**House Bathroom** 8' 10" x 4' 10" (2.69m x 1.47m )

## Floor plan:



**Ground Floor**

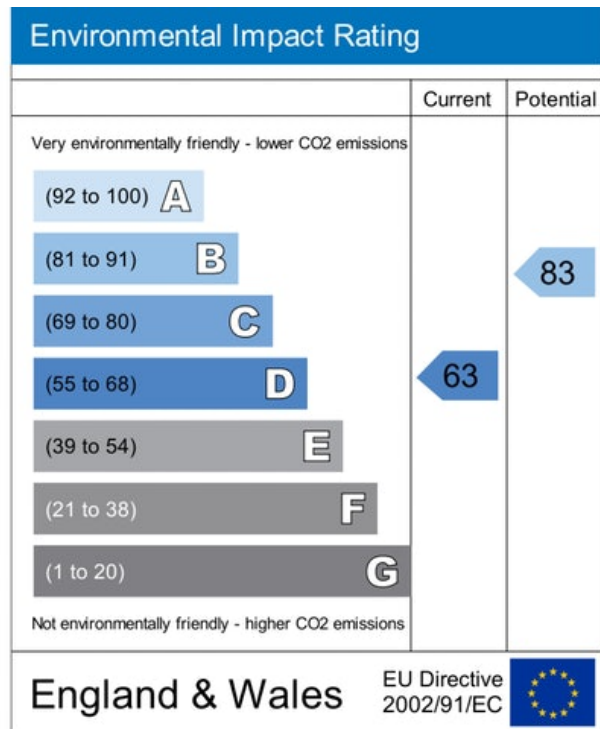
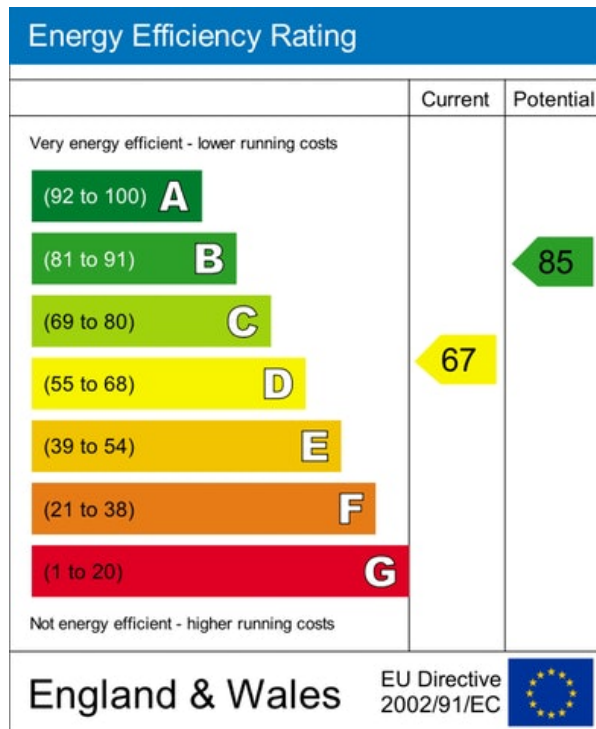


**First Floor**

Total floor area 85.0 sq. m. (915 sq. ft.) approx

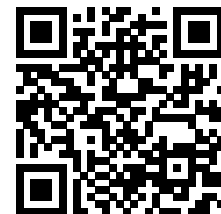
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by [www.focalagent.com](http://www.focalagent.com)

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