



15, Paghill Estate, Paull, Hull, Yorkshire, HU12 8AD


Better Move are delighted to offer to the market this three bedroom terraced house located in the village of Paull, close to the Humber River in Hull and situated within walking distance to all local amenities including shops, primary school and bus links. This property briefly comprises of three bedrooms, open plan kitchen dining room, sitting room and a family bathroom and benefits from full gas central heating, full double glazing, gardens to the front and rear with on street parking available along with an out building and loft space for lots of additional storage space. This property could be a great investment opportunity as it is an ideal rental property, and viewing is a must.

The large, spacious living room is situated to the front of the property leading from the hall way with a fireplace, neutral décor and carpeted flooring, along with a large window and double doors leading to the dining room. The dining room is open plan with the kitchen and creates a perfect entertaining space with ample room for a large dining table and double doors leading to the patio area in the large rear garden. The kitchen comprises of modern wall and base units, space for all appliances, two windows to the rear creating a bright feel also with splash back and floor tiling.

The largest of the three bedrooms is to the front of the property with neutral décor and carpeted flooring with ample space for all required furniture. The second bedroom is also large sized with window to the rear of the property and built in storage cupboard. Bedroom three is to the rear of the property, perfect for a child or guest bedroom. The bathroom has a modern suite comprising of a WC, wash basin, panelled bath and separate shower cubicle along with large window to the rear of the property and part tiled walls and flooring.

To the front of the property there is a laid to lawn area with paved path to the front door all surrounded by low level brick wall. To the rear is very large laid to lawn area



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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