



7 Egypt Street, Hull, East Yorkshire, HU9 5QZ

- Well presented property
- Two reception rooms
- uPVC double glazing
- Yard to the rear
- Ideal starter home or
- Two bedrooms
- Gas central heating
- Ground floor bathroom
- NO CHAIN INVOLVED
- Investment opportunity

Price £65,000



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OFFERED WITH VACANT POSSESSION++WELL PRESENTED PROPERTY++VIEW NOW++

Located off Hedon Road, East Hull with easy access to Hull City Centre, East Hull Villages and beyond, is this well presented two bedroom terrace with NO CHAIN INVOLVED IN THE SALE. Ideal for a first time buyer or an investor this property has gas central heating and uPVC double glazing and accommodation comprising of a lounge, dining room, kitchen, rear lobby, bathroom and two bedrooms. Yard to the rear.

Location

Egypt Street is off Delhi Street via Hedon Road, Hull. Hedon Road is situated to the East of the City offering easy access to the Ferry terminal, good local bus routes, local shops and to the City Centre and motorway via the A63.

Ground Floor

Entrance

Enter via a uPVC double glazed door into the lounge.

Lounge

14'9 x 11'3 (4.50m x 3.43m)

Carpeted. Adams style fireplace with marble hearth. Double radiator. Two uPVC double glazed windows to the front aspect. TV point. Opening into the dining room.

Dining Room

9'0 x 8'8 (2.74m x 2.64m)

A uPVC double glazed window to the rear aspect. Meter/storage cupboard. Single radiator. Stairs to the first floor accommodation. Door leading into the kitchen.

Kitchen

10'8 x 10'6 (3.25m x 3.20m)

A uPVC double glazed window to the side aspect. Fitted grey base unit with contrasting work surfaces. Stainless steel sink unit. Plumbing for an automatic washing machine, provision for a gas or electric cooker and space for a fridge under the work surfaces. Opening into the rear lobby.

Rear Lobby

A uPVC double glazed door leading outside. Internal door leading into the bathroom.

Bathroom

5'6 x 5'5 (1.68m x 1.65m)

A uPVC double glazed window to the side aspect with opaque glass. Panel bath with electric shower, pedestal wash hand basin and low level flush WC. Contemporary splash backs. Single radiator.

First Floor Landing

Doors leading into two bedrooms. A uPVC double glazed window to the rear aspect.

Bedroom One

13'3 x 11'5 (4.04m x 3.48m)

Single radiator. Carpeted. Two uPVC double glazed windows to the front aspect. Telephone point.

Bedroom Two

10'6 x 8'5 (3.20m x 2.57m)

Single radiator. Carpeted. Cupboard housing the combi boiler. A uPVC double glazed window to the rear aspect.

External

Small forecourt to the front and a yard to the rear with a gate leading into a pedestrian area.



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Services

The mains services of water, gas, electric and drainage are connected. The property has a combi boiler providing gas central heating and hot water. We have been advised that the boiler is only six months old. Full clarification must be sought by legal advisors prior to legal completion.

Outgoings

From internet enquiries with the valuation Office website the property has been placed in Band A for Council Tax purposes, Local Authority Reference Number: 00240050000708. Prospective purchasers should check this information before making any commitment to purchase the property.

Energy Performance Certificate

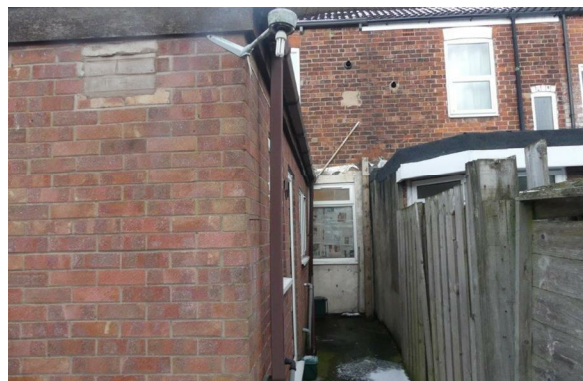
The current energy rating on the property is C(69)

Viewings

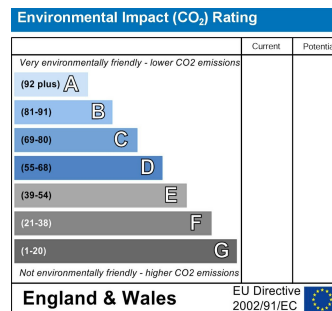
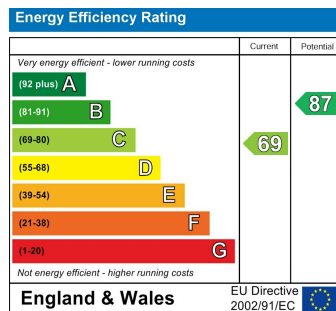
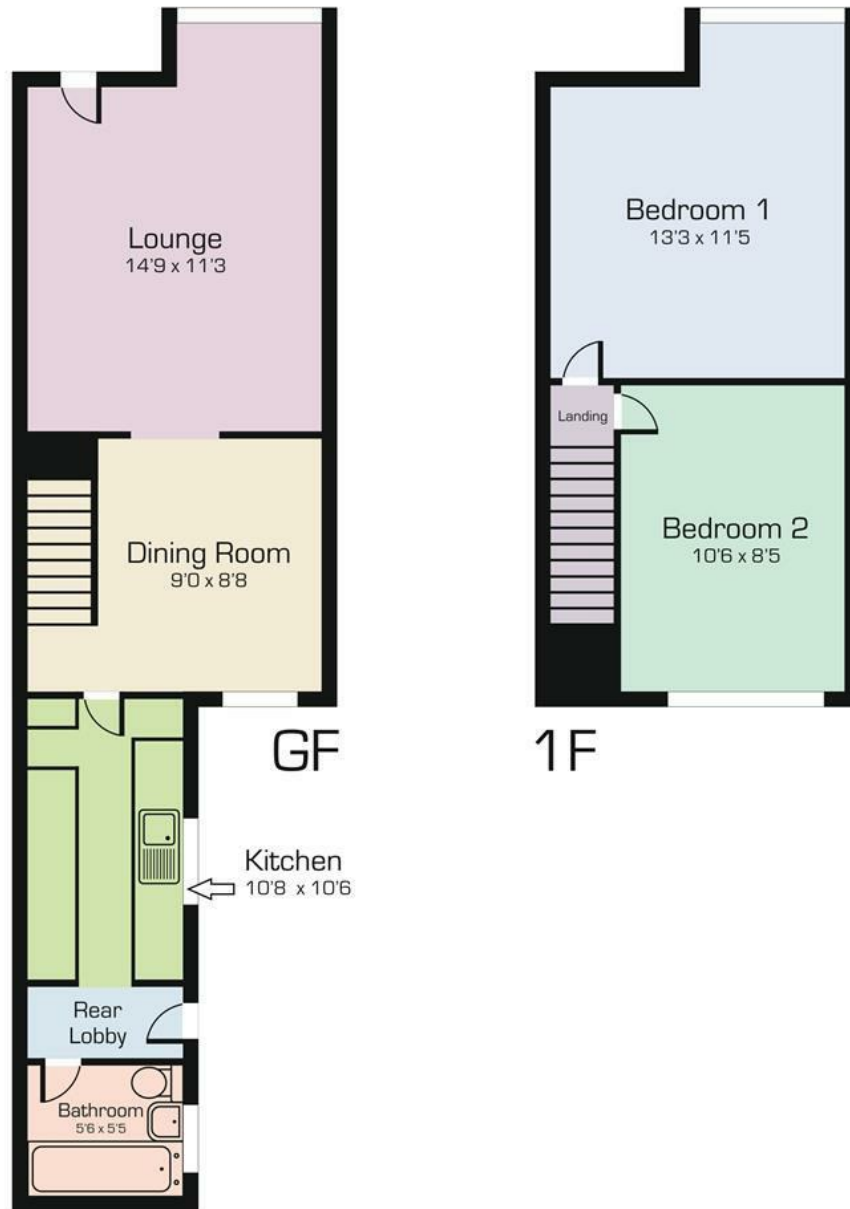
Strictly by appointment with the Sole Agents Leonards on (01482) 375212.

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