



64 Severn Street, Hull, East Yorkshire, HU8 8TQ

- Well presented mid terrace
- Lounge/dining room
- Bathroom
- Suit investor or as a starter home
- No chain involved
- Two bedrooms
- Fitted kitchen
- GCH and uPVC DG
- Yard to the rear
- **VIEW NOW**

Price £71,950



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

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WELL PRESENTED PROPERTY++OFFERED WITH VACANT POSSESSION++IDEAL INVESTMENT OR STARTER HOME++

Offered to the market with no chain involved in this well presented two bedroom terrace close to all the amenities etc that Holderness Road has to offer. Benefiting from gas central heating and uPVC double glazing and with accommodation comprising of an entrance hall, lounge/dining room, fitted kitchen, rear lobby, bathroom and two bedrooms. Courtyard to the front and a rear yard. VIEW NOW.

Ground Floor

Entrance

Entered via an uPVC double glazed door into the hallway.

Entrance Hall

Laminate flooring. Door leading into lounge/dining room.

Lounge/Dining Room

23'5" x 10'6" (7.14 x 3.20)

Two radiators. Feature fireplace with marble backplate and hearth housing an electric fire. TV aerial. Telephone point. Coving to the ceiling. There are uPVC double glazed windows to both aspects with a uPVC double glazed bay window to the front. Door leading into the kitchen. Under stairs meter cupboard and stairs leading to the first floor accommodation.

Kitchen

10'10" x 7'1" (3.30 x 2.16)

A uPVC double glazed window to the side. Door leading into rear lobby. Comprising of a stainless steel sink unit, fitted base wall and drawer units with work surfaces above. Gas hob, electric oven with extractor hood. Fully tiled walls. Plumbing for automatic washing machine. Fridge freezer. Cupboard housing combi-boiler.

Rear Lobby

A uPVC double glazed door leading to the outside. Door leading into the bathroom. Linen cupboard.

Bathroom

7'1" x 5'5" (2.16 x 1.65)

A uPVC double glazed window to the side. Radiator. Comprising of a panel bath with mixer tap and shower fitment, low level flush W.C, and pedestal wash hand basin. Fully tiled walls and flooring. Coving to the ceiling.

First Floor/Landing

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

Bedroom One

12'6" x 9'11" (3.81 x 3.02)

A uPVC double glazed window to the front. Radiator.

Bedroom Two

11'0" x 8'8" (3.35 x 2.64)

A uPVC double glazed window to the rear. Radiator. TV aerial.

External

Courtyard to the front and at the rear is a yard with a gate into a pedestrian area. Outside tap.

Services

The mains services of water, drainage, gas and electric are connected. The property has a combi boiler providing gas central heating and hot water.

Energy Performance Certificate

The current energy rating on this property is D(60).



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LEONARDS

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: 0020039200640A. Prospective purchasers should check this information before making any commitment to purchase the property.

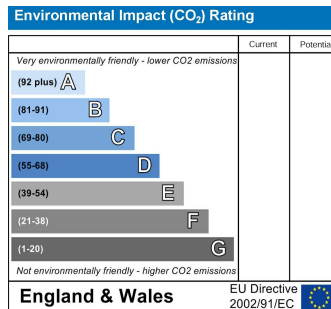
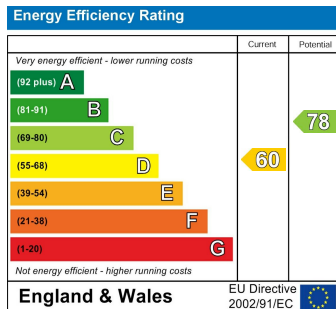
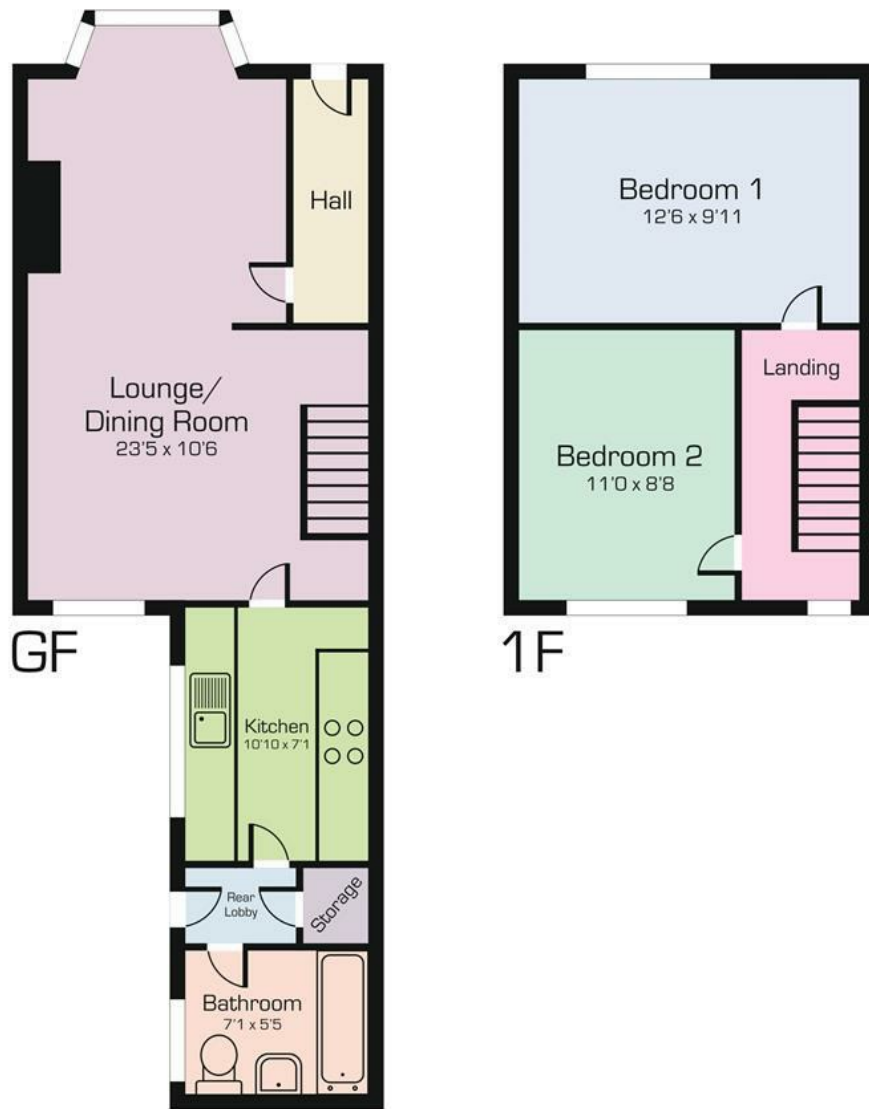
Viewings

Strictly through the sole agents Leonards (01482) 375212.

Valuation/Market Appraisal

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