



30 Bickerton Close

Hull

HU6 9QW

£87,500

Offered with NO CHAIN INVOLVED, this 2 Bedroom end house would be an ideal purchase for the first time buyer or investment opportunity. Situated in a pleasant cul-de-sac setting and briefly comprising the following accommodation Entrance Hall, Lounge, Kitchen, Lobby, Utility Room/WC, on the first floor 2 Bedrooms and Bathroom/WC and outside there is a forecourt garden and further rear garden. The property would now benefit from some upgrading and decoration but offers great potential. Situated in this convenient location.



Property Features

- End House
- 2 Bedrooms
- Utility/WC Plus First Floor Bathroom
- Gas Central Heating
- uPVC Double Glazing
- Cul-De-Sac Position
- No Chain Involved
- Ideal for Investor or First Time Buyer

Full Description

LOCATION

The property is situated off York Road and benefits from local facilities including shops, schools, public transport and convenient travelling distance for Hull City Centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With staircase leading to the first floor and entry door.

LOUNGE

14' 11" x 11' 6" (4.55m x 3.51m)

With a uPVC double glazed window which overlooks the front, single central heating radiator, fireplace and electric fire, TV point and under-stairs storage cupboard.

KITCHEN

9' 9" x 8' 11" (2.97m x 2.72m)

With a stainless steel sink and drainer, fitted base and wall-mounted units, single central heating radiator, half uPVC sealed unit door leading to the rear garden, uPVC double glazed window which overlooks the rear, fully-tiled walls and gas cooker point.

LOBBY

Leading to :-

UTILITY AREA

5' 10" x 8' 6" (1.78m x 2.59m)

With low level WC, plumbing for automatic washing machine, wash hand basin and uPVC obscured double glazed window which overlooks the rear.

FIRST FLOOR

LANDING

With access to the roof void area and uPVC double glazed window which overlooks the side.

BEDROOM 1

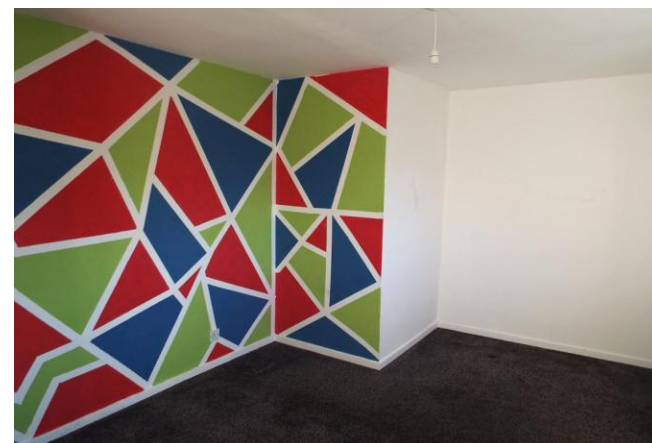
15' 0" x 9' 4" (4.57m x 2.84m)

With uPVC double glazed window which overlooks the front, TV point, built-in cupboard housing boiler serving central heating and hot water and single central heating radiator.

BEDROOM 2

11' 2" x 9' 6" (3.4m x 2.9m)

With uPVC double glazed window which overlooks the rear, built-in cupboards and single central heating radiator.



Full Description

BATHROOM

9' 0" x 8' 6" (2.74m x 2.59m)

With panelled bath with mixer tap and shower attached, pedestal wash hand basin, low level WC, 2 uPVC obscured double glazed windows which overlook the rear, fully tiled walls, shaver point, single central heating radiator and laminate flooring.

OUTSIDE

To the front of the property there is a garden area with fencing on perimeters and gate, path and side path and to the rear there is a garden with fencing on perimeters, lawn and paved areas.

TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order.

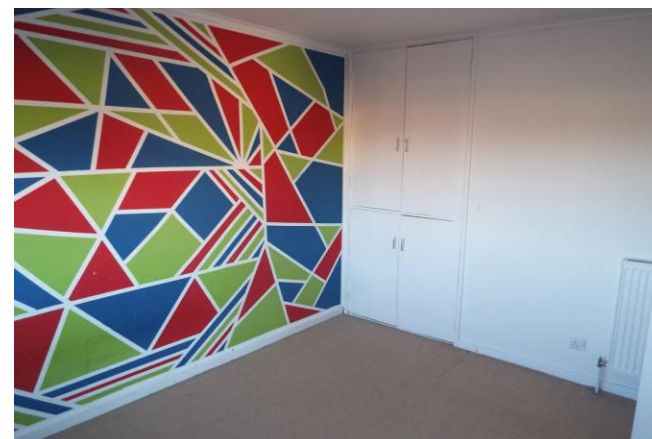
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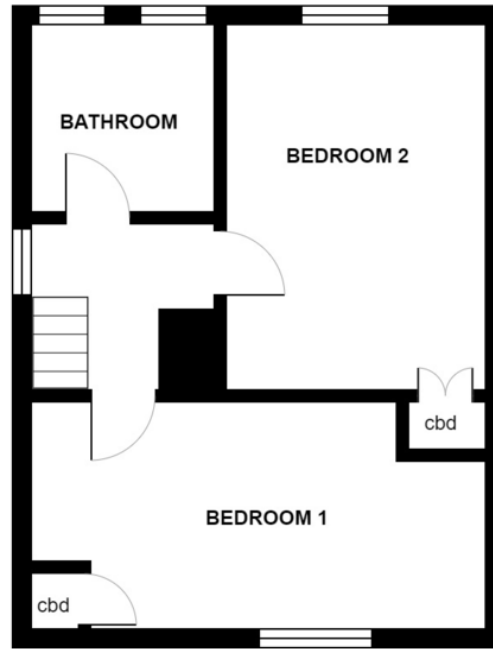
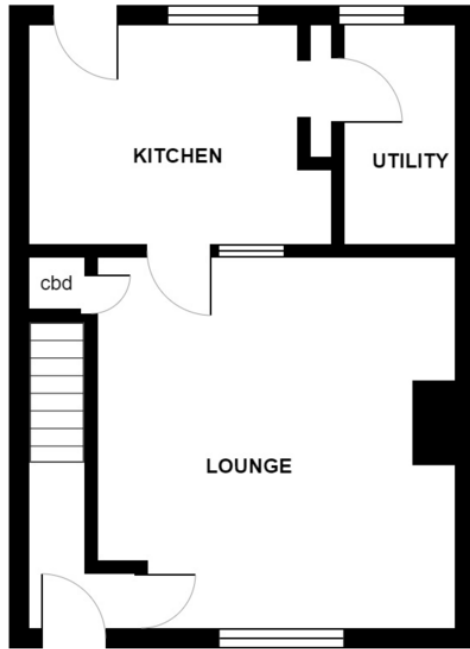
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Monday to Friday 9am to 5pm

Saturday 10am to 1pm.





All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements