



## 27 Worthing Street

Hull

HU5 1PD

£79,950

We offer onto the market this 2 Bedroom middle house offering a great investment opportunity being currently rented at £575pcm. The property benefits from gas central heating and uPVC double glazing and briefly comprises of the following accommodation:- Open Porch, Entrance Hall, 2 Reception Rooms, Kitchen, Side Lobby/Utility with shower (off) an WC (off) and on the first floor, 2 Bedrooms and Bathroom/WC. Outside there is a forecourt area and courtyard to the rear. Situated in this popular and convenient location.



## Property Features

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- Middle House
- 2 Bedrooms
- 2 Reception Rooms
- Currently Rented at £575pcm
- Gas Central Heating
- uPVC Double Glazing
- Courtyard To Rear
- Popular Location

## Full Description

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### LOCATION

Worthing Street property runs between Beverley Road and Clough Road, therefore is well-placed for local amenities including shops, public transport, bars, bistros, restaurants, in particular down Newland Avenue and convenient travelling distance for Hull city centre.

### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

#### OPEN PORCH

#### ENTRANCE HALL

With a uPVC double glazed entry door, single central heating radiator, part cornice to the ceiling, stairs leading to the first

floor.

#### LOUNGE

14' 4" x 10' 9" (4.37m x 3.28m)

Measured into bay and recess. With uPVC double glazed bay window which overlooks the front, double central heating radiator, cornice to the ceiling, picture railing.

#### 2ND RECEPTION ROOM

12' 3" x 11' 0" (3.73m x 3.35m)

Measured into recess. With uPVC double glazed window which overlooks the rear, cornice to the ceiling, TV point, single central heating radiator, understairs cupboard and recess.

#### KITCHEN

11' 10" x 8' 6" (3.61m x 2.59m)

With a stainless steel sink and drainer, fitted base and wall-mounted units with worktop surface areas, wall-mounted boiler serving central heating and hot water, tiled areas to worktops, uPVC double glazed window which overlooks the side, gas cooker point, built-in pantry cupboard.

#### LOBBY

With shower (off) with extractor. The lobby has a uPVC obscured double glazed entry door leading to the rear, uPVC double glazed window to the side, plumbing for automatic washing machine, also WC (off) with low level WC and extractor.

#### FIRST FLOOR



## Full Description

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### LANDING

With access to the roof void area, fitted floor-to-ceiling cupboard.

### BEDROOM 1

12' 11" x 11' 8" (3.94m x 3.56m)

Measurement excludes recess. With uPVC double glazed window which overlooks the front, built-in cupboard, cornice to the ceiling, single central heating radiator.

### BEDROOM 2

12' 8" x 8' 8" (3.86m x 2.64m)

With uPVC double glazed window which overlooks the rear, cornice to ceiling, single central heating radiator, built-in cupboard.

### BATHROOM

11' 8" x 7' 0" (3.56m x 2.13m)

With panelled bath with mixer tap and shower attached, pedestal wash hand basin, low level WC, uPVC obscured double glazed window which overlooks the rear, central heating radiator, range of fitted cupboards and extractor.

### OUTSIDE

To the front of the property there is a forecourt area and to the rear there is a courtyard and gate leading to pedestrian access.

### 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.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if travelling some distance to view the property.

Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT

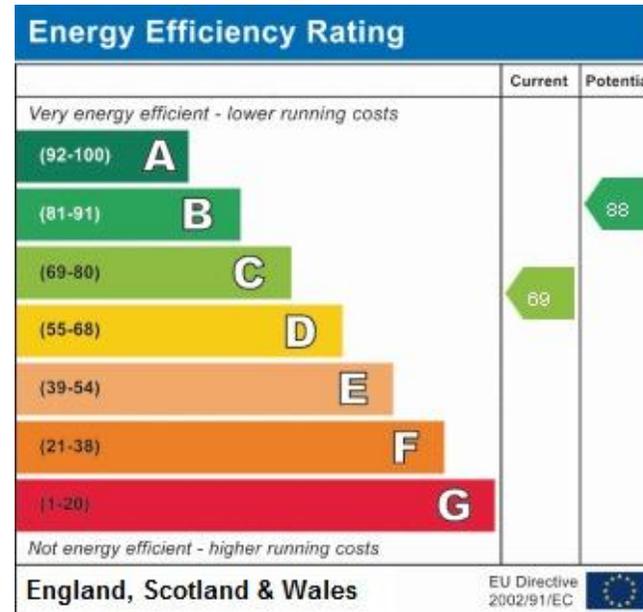
Monday to Friday 9am to 5pm

Saturday 10am to 1pm.



DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only



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