



19 Grafton Street

Hull

HU5 2NR

Guide Price £79,950

A 2 Bedroom middle house providing a good opportunity for the investor being currently let achieving £7150 per annum gross. Briefly the accommodation includes Open Porch, Entrance Hall, 2 Reception Rooms, Kitchen with fitted units and on the first floor 2 Bedrooms and Bathroom/WC. Outside there is a forecourt and courtyard to the rear. The property is situated in this convenient location ideal for local amenities down Newland Avenue and Beverley Road.



Property Features

- Middle Terraced House
- Investment Opportunity
- 2 Bedrooms
- First Floor Bathroom
- 2 Reception Rooms
- uPVC Double Glazing
- Currently Let at £7150pa
- Gas Central Heating

Full Description

LOCATION

The property is ideally situated for local amenities down Newland Avenue and Beverley Road including shops, bars, bistros and good travelling distance to Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

OPEN PORCH

ENTRANCE HALL

With an entry door, staircase leading to the first floor, dado rail.

SITTING ROOM

(Measurement to be confirmed). uPVC double glazed window which overlooks the front, radiator.

2ND RECEPTION ROOM

13' 6" x 13' 4" (4.11m x 4.06m)

With uPVC double glazed window which overlooks the rear, dado rail, double central heating radiator, TV point.

KITCHEN

9' 1" x 7' 9" (2.77m x 2.36m)

With a stainless steel sink and drainer with mixer tap, fitted base and wall-mounted units with worktop surface areas and tiled surrounds, electric cooker point, built-in understairs cupboard, uPVC double glazed window which overlooks the side, plumbing for automatic washing machine, half uPVC double glazed door which leads to the rear. There is also a recess area with a wash hand basin and uPVC double glazed window which overlooks the side.

FIRST FLOOR

LANDING

BEDROOM 1

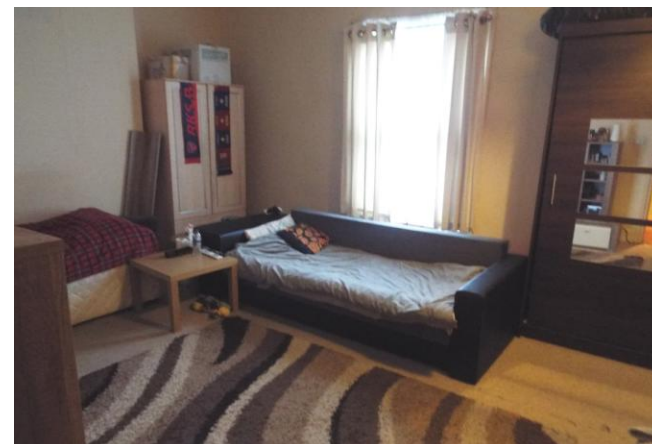
19' 0" x 13' 5" (5.79m x 4.09m)

With uPVC double glazed window which overlooks the front, single central heating radiator, built-in cupboard.

BEDROOM 2

14' 1" x 11' 8" (4.29m x 3.56m)

With two built-in cupboards, with uPVC double glazed



Full Description

window which overlooks the rear, single central heating radiator.

BATHROOM

10' 7" x 8' 2" (3.23m x 2.49m)

With panelled bath, pedestal wash hand basin, low level WC, tiled areas, single central heating radiator, uPVC double glazed window which overlooks the rear.

OUTSIDE

To the front of the property there is forecourt area and to the rear there is a courtyard with stone brick-walling and gate leading to shared 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

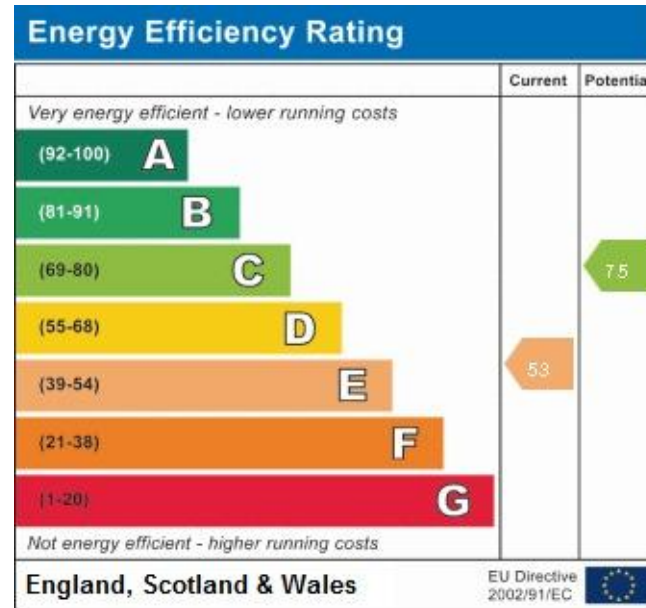
Monday to Friday 9am to 5pm
Saturday 10am to 1pm.





DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only



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