

## 2 Bethnal Green

Hull

HU6 7LE

£85,000

NO CHAIN INVOLVED! An ideal opportunity for the first-time-buyer or investor to purchase a 2 Bedroom middle terraced house situated in a small inner terrace off Beverley Road. The property which benefits from gas central heating and uPVC double glazing briefly comprises:- Open Porch, Entrance Hall, 2 Reception Rooms, Kitchen with fitted units, Lobby and Shower Room/WC and on the first floor, 2 Bedrooms. Outside there is forecourt and courtyard to the rear. Located in a handy situation for local amenities including Hull University.



## Property Features

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- Middle Terraced House
- 2 Bedrooms
- 2 Reception Rooms
- Gas Central Heating
- uPVC Double Glazing
- Ideal First-Time Buy or Investment
- Convenient Location
- No Chain Involved

## Full Description

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### LOCATION

The property is situated on Beverley Road in a small "tucked-away" inner terrace almost opposite Sainsburys and is close to local facilities including shops, public transport, bars, bistros, restaurants and also for Hull University and convenient travelling distance for Hull city centre.

### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

#### OPEN PORCH

#### ENTRANCE HALL

With uPVC double glazed entry door with motif window and overhead window, single central heating radiator, staircase

leading to the first floor.

#### FRONT SITTING ROOM

12' 4" x 9' 6" (3.76m x 2.9m)

Measured into bay and recess. With uPVC double glazed bay window which overlooks the front, single central heating radiator.

#### DINING ROOM

11' 1" x 9' 11" (3.38m x 3.02m)

With uPVC double glazed window which overlooks the rear, single central heating radiator, understairs storage cupboard.

#### KITCHEN

12' 10" x 7' 2" (3.91m x 2.18m)

With a stainless steel single sink and drainer with mixer tap, fitted base and wall-mounted units with worktop surface areas with tiled surrounds, single central heating radiator, built-in under-oven and four ring hob, extractor/cooker hood, wall-mounted boiler serving hot water, plumbing for automatic washing machine, uPVC double glazed window which overlooks the side, half uPVC obscured double glazed door which leads to the rear courtyard.

#### LOBBY

Being fully-tiled and leading to:-

#### SHOWER ROOM

6' 11" x 5' 10" (2.11m x 1.78m)

With a walk-in shower, pedestal wash hand basin, low level



## Full Description

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WC, uPVC obscured double glazed window which overlooks the rear, double central heating radiator, tiled areas, extractor.

### FIRST FLOOR

#### LANDING

With uPVC double glazed window which overlooks the rear.

#### BEDROOM 1

11' 11" x 10' 1" (3.63m x 3.07m)

With built-in cupboards (one housing the boiler serving central heating), uPVC double glazed window which overlooks the front, single central heating radiator.

#### BEDROOM 2

11' 7" x 6' 7" (3.53m x 2.01m)

With fitted wardrobes with overhead cupboards, single central heating radiator, uPVC double glazed window which overlooks the rear, recess with shelving.

#### OUTSIDE

To the front of the property there is a paved area and to the rear there is a courtyard with fencing on the perimeters 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

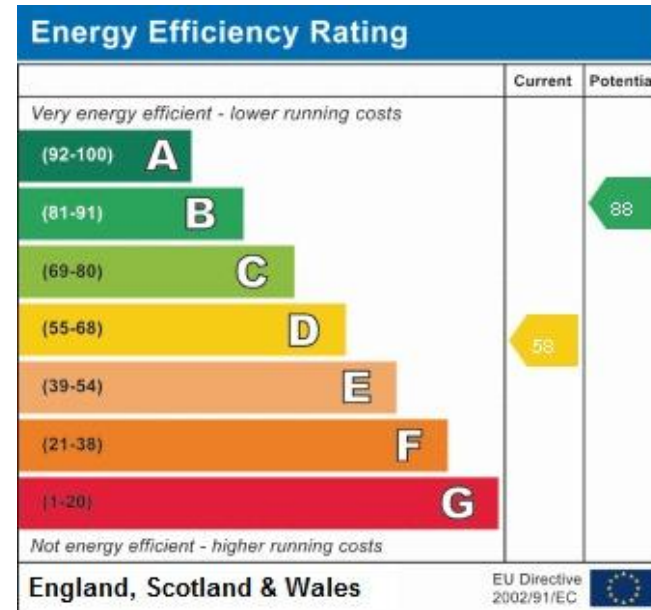
Saturday 10am to 1pm.





DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only



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