



12 Gloucester Street, Hull, HU4 6PT

- Great Opportunity, GCH
- No Chain Involved
- Ideal investment
- Two bedrooms, uPVC DG
- Lounge and kitchen
- Bathroom, garden/yard

Price £54,950



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GREAT OPPORTUNITY. This property would suit an investor or a first time buyer. Close to amenities including local shops, primary schools and good road links. With gas central heating and uPVC double glazing the property benefits from NO CHAIN INVOLVED. Accommodation comprises a lounge, fitted kitchen and a bathroom to the ground floor. To the first floor are two double bedrooms. Low maintenance garden to the front and side and a rear yard. MUST NOT BE MISSED -VIEW NOW.

LOCATION

The area offers excellent amenities including good local shops, primary schools and Pickering Park. There are also good road links to the A63 and the motorway network. The property is within easy access to the Asda Superstore on Hessle Road.

GROUND FLOOR

ENTRANCE

Enter via a uPVC double glazed door into the lounge.

LOUNGE

4.11m x 3.94m (13'6 x 12'11)

A uPVC double glazed square bay window to the front aspect. Radiator. Laminate flooring. TV aerial. Telephone point. Coving to the ceiling. Feature fireplace. Door leading into the kitchen.

KITCHEN

3.63m x 2.41m (11'11 x 7'11)

A uPVC double glazed window to the rear aspect. Fitted base, wall and drawer units with contrasting roll top work surfaces. Stainless steel sink with mixer tap. Radiator. Gas hob and an electric oven. Plumbing for an automatic washing machine. Breakfast bar. Gas meter cupboard. Door with stairs behind leading to the first floor accommodation. Tiled splash backs. A uPVC double glazed door leading outside. Internal door via a small lobby area leading into the bathroom.

BATHROOM

1.70m x 1.60m (5'7 x 5'3)

Two uPVC double glazed windows to the side aspect. Panel bath with mixer tap and shower fitment. Radiator. Pedestal wash hand basin. Low level flush WC. Tiled splash backs. Vent.

FIRST FLOOR/LANDING

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

BEDROOM ONE

3.68m x 3.30m (12'1 x 10'10)

A uPVC double glazed window to the front aspect. Radiator. Fixed shelving units.

BEDROOM TWO

3.10m x 2.77m (10'2 x 9'1)

A uPVC double glazed window to the rear aspect. Radiator. Cupboard housing the combi boiler. Further built in open cupboard.

EXTERNAL



SERVICES

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

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:00010234001202. Prospective buyers should check this information before making any commitment to purchase the property.

ENERGY PERFORMANCE CERTIFICATE

The current energy rating on the property is F.

VIEWINGS

Strictly through the sole agents Leonards (01482) 375212.

VALUATION/MARKET APPRAISAL

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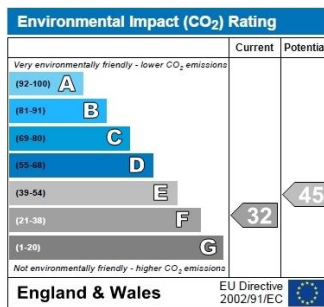
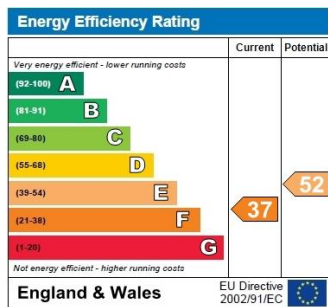
Energy rating -F



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