



26 Uxbridge Grove, Hull, East Yorkshire, HU9 5BU

LEONARDS

- Attractive end terrace
- Lounge and kitchen
- Attractive gardens

- Three bedrooms
- No chain involved
- Must be viewed

- uPVC double glazing
- Bathroom and WC

NO CHAIN INVOLVED- POPULAR LOCATION- THREE BEDROOMS- UPVC DOUBLE GLAZING-LOUNGE AND KITCHEN- ATTRACTIVE GARDENS FRONT AND REAR.

Attractive end terrace property available with no forward chain. In need of improvement but could suit an investor or first time buyer. Accommodation comprises an entrance hall, lounge and kitchen to the ground floor.

Three bedrooms to the first floor, bathroom and a WC. Attractive gardens to the front and rear. MUST BE VIEWED.

Price £65,000



LOCATION

The property is situated on the Greatfield Estate which is within a driving distance of the Holderness Road shopping area offering an array of local amenities including excellent public transport, local schooling, East Park and Woodford Leisure Centre.

GROUND FLOOR

ENTRANCE

Enter via uPVC double glazed door into the hall.

HALLWAY

Stairs to the first floor accommodation. Door leading into the lounge.

LOUNGE

14'10 x 11'6

uPVC double glazed bow window to the front aspect. Brick built fireplace and side units. Gas fire. Under stairs cupboard with RCD unit and meters. Picture window leading into the kitchen. Door leading into the kitchen.

KITCHEN

14'11 x 8'0

Fitted base, wall and drawer units with contrasting work surfaces. Contemporary splash backs. Stainless steel sink unit. Space for a fridge under the work surfaces and plumbing for an automatic washing machine. Provision for an electric cooker. A uPVC double glazed window to the rear. There is also a door leading out to the rear garden.

FIRST FLOOR /LANDING

Access to the insulated loft hatch. Wall mounted heater. Doors leading into three bedrooms, bathroom and WC.

BEDROOM ONE

14'4 x 9'8

uPVC double glazed window to the front.

BEDROOM TWO

11'3 x 6'11

uPVC double glazed window to the side.

BEDROOM THREE

8'10 x 8'10

uPVC double glazed window to the rear. Wall mounted hot water boiler. Recessed wardrobe.

BATHROOM

5'4 x 4'11

uPVC double glazed window to the rear Panel bath with electric shower over and pedestal wash hand basin.

WC

uPVC double glazed window to the rear. Low level flush WC.

EXTERNAL

Artificial grass to the front with attractive iron railing fence to the surrounds. Side gate via shared passage leading into the rear garden. Near the back gate is a water meter. Brick built shed with two doors. Artificial grass. Fence and wall to surrounds. Raised flower beds and an outside tap.

SERVICES

The mains services of water, gas, drainage and electric are connected. The property has a boiler providing hot water and heating is by way of a gas fire in the lounge.

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: 0038005100260A Prospective purchasers should check this information before making any commitment to purchase the property.

ENERGY PERFORMANCE CERTIFICATE

The current energy rating on this property is F(30)

VIEWINGS

Strictly by appointment with the Sole Agent on (01482) 375212.

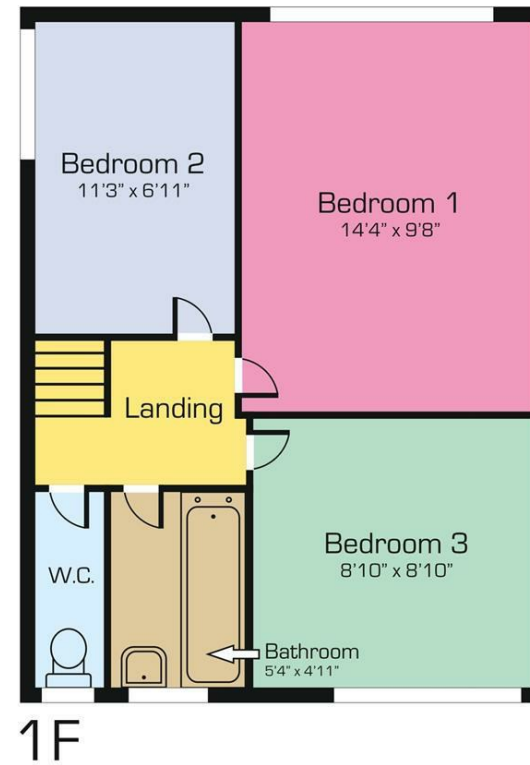
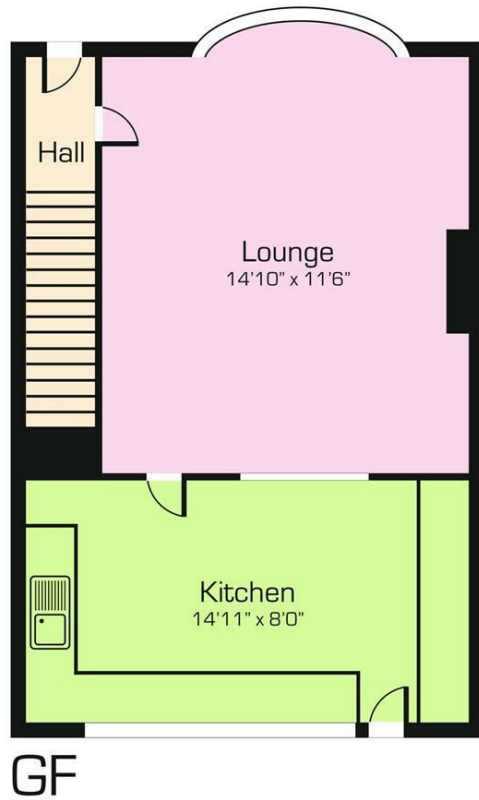
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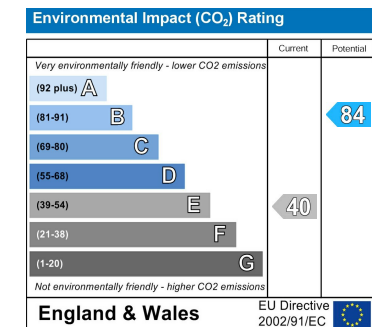
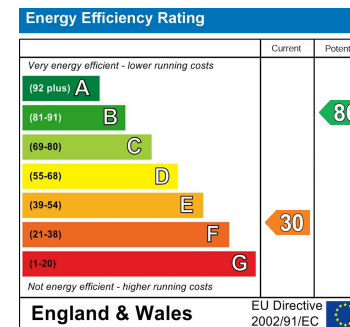




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