



78 Edgecumbe Street, Hull, HU5 2EY

£64,995



We are pleased to offer this 2 bedroom house comprising of lounge, kitchen, bathroom, rear yard, side garden and drive to the ground floor and 2 bedrooms to the first floor, situated off Newland Avenue this is a great location the house would suit students or a small family with good transport links to the city centre or surrounding areas.

Lounge 12'1" into recess x 12'1" plus bay (3.7 into recess x 3.7 plus bay)

With a UPVC double glazed front bay window, wall mounted radiator and a TV Ariel.

Kitchen 12'5" x 12'1" (3.8 x 3.7)

With a range of wall and base units, an electric oven with gas hob and an overhead extractor fan. A stainless steel sink and a UPVC double glazed window to the rear.

Bathroom

The downstairs bathroom is complete with a low level WC, wash hand basin and a bath with mixer tap shower.

Master Bedroom 12'5" into recess x 11'1" plus bay (3.8 into recess x 3.4 plus bay)

With a UPVC double glazed bay window to the front, a feature fire surround and a wall mounted radiator.

Second Bedroom 9'2" x 10'2" (2.8 x 3.1)

With a UPVC double glazed window to the rear and two wall mounted radiators.

Outside

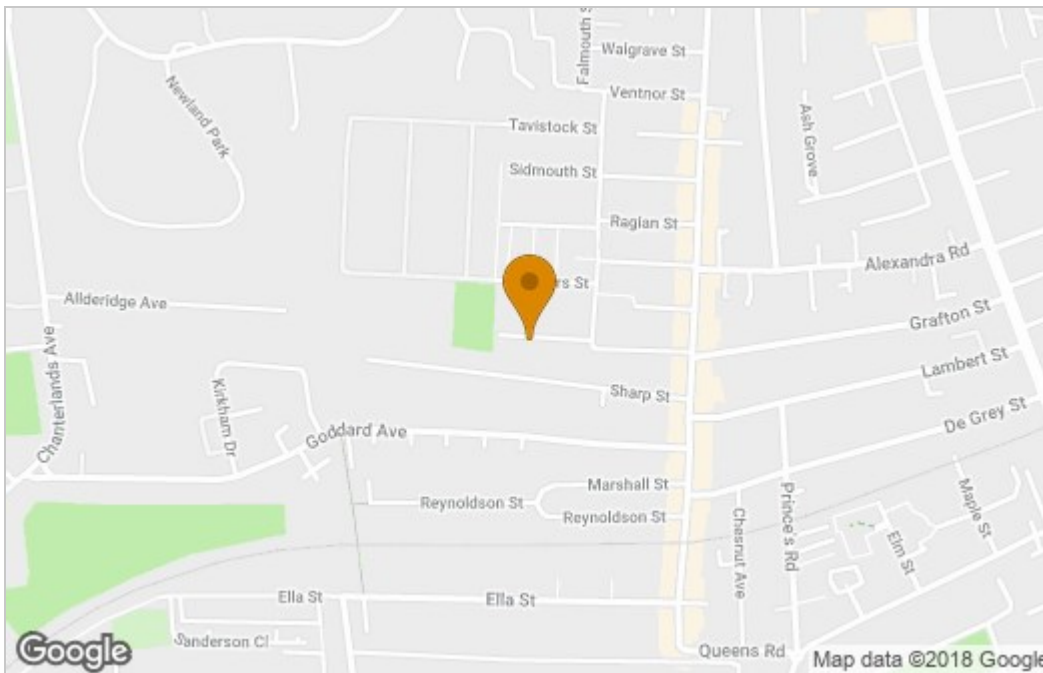
An enclosed rear yard.



Description

A fantastic TWO DOUBLE BEDROOM property located in the very popular residential area off NEWLAND AVENUE. With great transport links to and from the City Centre as well as been in the catchment for outstanding schools. The University of Hull is just a short walk and it is close to local shops and amenities.

The property comprises of a welcoming lounge leading to the good sized kitchen and dining area. To the rear of the property is the family bathroom and an enclosed yard. The first floor is accessed from a fixed staircase in the kitchen which leads to the two double bedrooms.

Overall this is a great property for investors or first time buyers. VIEWINGS ARE A MUST



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

90 Willerby Road | Hull | HU5 5JN

01482 22 33 22 | Info@humberestates.com | www.humberestates.com