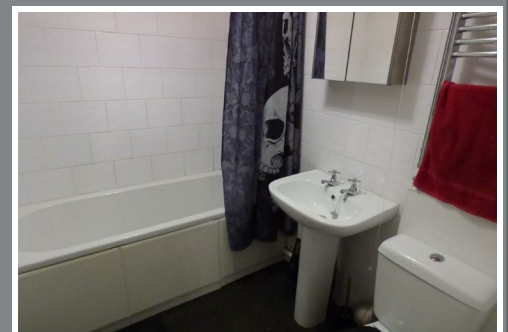
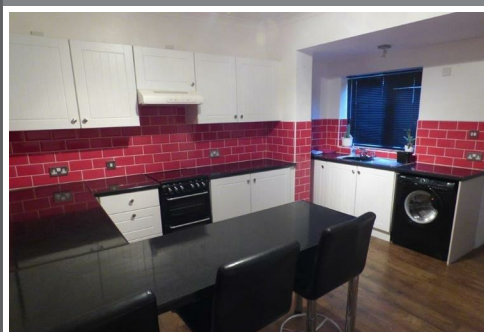




5 Egton Street, Hull, East Yorkshire, HU8 7HU

- CLOSE TO CITY CENTRE
- Lounge & breakfast kitchen
- Gas central heating
- Ideal for investors or first time buyers
- Yard the rear and a side area.
- Two double bedroom end terrace
- Ground Floor bathroom
- uPVC double glazing
- NO CHAIN INVOLVED
- VIEW NOW

Price £62,500



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

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5 Egton Street, Hull, East Yorkshire, HU8 7HU

CLOSE TO CITY CENTRE AND HULL COLLEGE++IDEAL FOR FIRST TIME BUYERS OR INVESTORS++OFFERED WITH VACANT POSSESSION++

Located close to Hull City Centre this two bedroom end terrace would be an ideal choice for any investor or first time buyer. With gas central heating and uPVC double glazing and offered with NO CHAIN INVOLVED and accommodation comprising of a lounge, breakfast kitchen with appliances, rear lobby and a bathroom to the ground floor. To the first floor there are two double bedrooms. There is a yard to the rear leading onto a further side area. VIEW NOW.

Location

The property is situated on Egton Street off New Cleveland Street, Hull within walking distance to Hull City Centre where you will find a large and varied range of shops, bars and restaurants. Also in easy reach of Hull college.

Ground Floor

Entrance

Enter via an uPVC double glazed door into the lounge.

Lounge

13'5 x 11'5 (4.09m x 3.48m)

A uPVC double glazed window to the front aspect. Double radiator. Laminate flooring. Built in book case. Coving to the ceiling. Door leading into the breakfast kitchen.

Breakfast Kitchen

13'4 x 13'3 (4.06m x 4.04m)

Good range of white base, wall and drawer units with contrasting work surfaces. Gas cooker. Plumbing for an automatic washing machine. Stainless steel sink unit with mixer tap. Extractor hood. Coving to the ceiling. Spotlights. Breakfast bar with three chairs. Under stairs storage cupboard. Tiled splash backs. Double radiator. Laminate flooring. A uPVC double glazed window to the rear aspect. Opening into the rear lobby.

Rear Lobby

Cupboard housing the combi boiler. Base unit with work top. A uPVC double glazed door leading outside. Further door leading into the bathroom.

Bathroom

7'0 x 5'7 (2.13m x 1.70m)

A uPVC double glazed window to the side aspect. Double radiator. Comprising of a panel bath with electric shower, pedestal wash hand basin and low level flush WC. Fully tiled walls. Heated towel radiator.

First Floor Landing

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

Bedroom One

13'4 max x 11'0 (4.06m max x 3.35m)

A uPVC double glazed window to the front aspect. Two built in book cases in the recesses. Double radiator.

Bedroom Two

10'5 x 10'0 (3.18m x 3.05m)

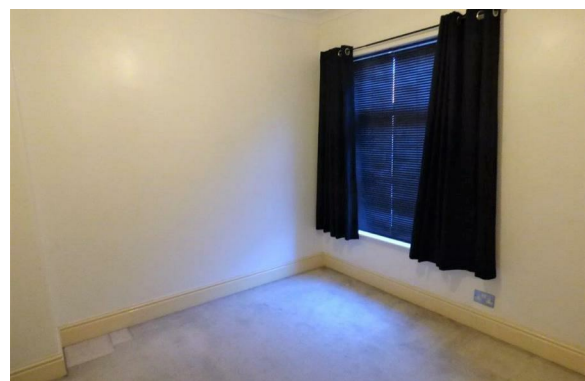
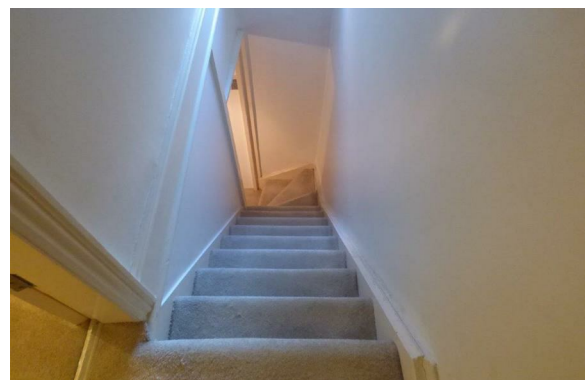
A uPVC double glazed window to the rear aspect. Double radiator. Coving to the ceiling.

External

Yard to the rear of the property that leads round to an extra side area with a wooden shed and a gate leading into a pedestrian area.

Services

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



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LEONARDS

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: 0021013500050A. Prospective purchasers should check this information before making any commitment to purchase the property.

Energy Performance Certificate

The current energy rating on the property is D(64). With effect from the 20th September 2020 the Environmental Impact Rating Graph is no longer valid.

Viewings

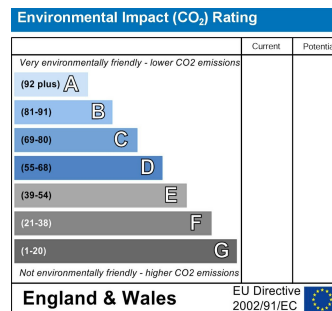
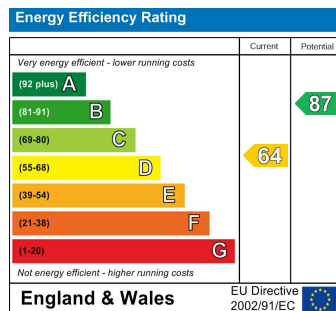
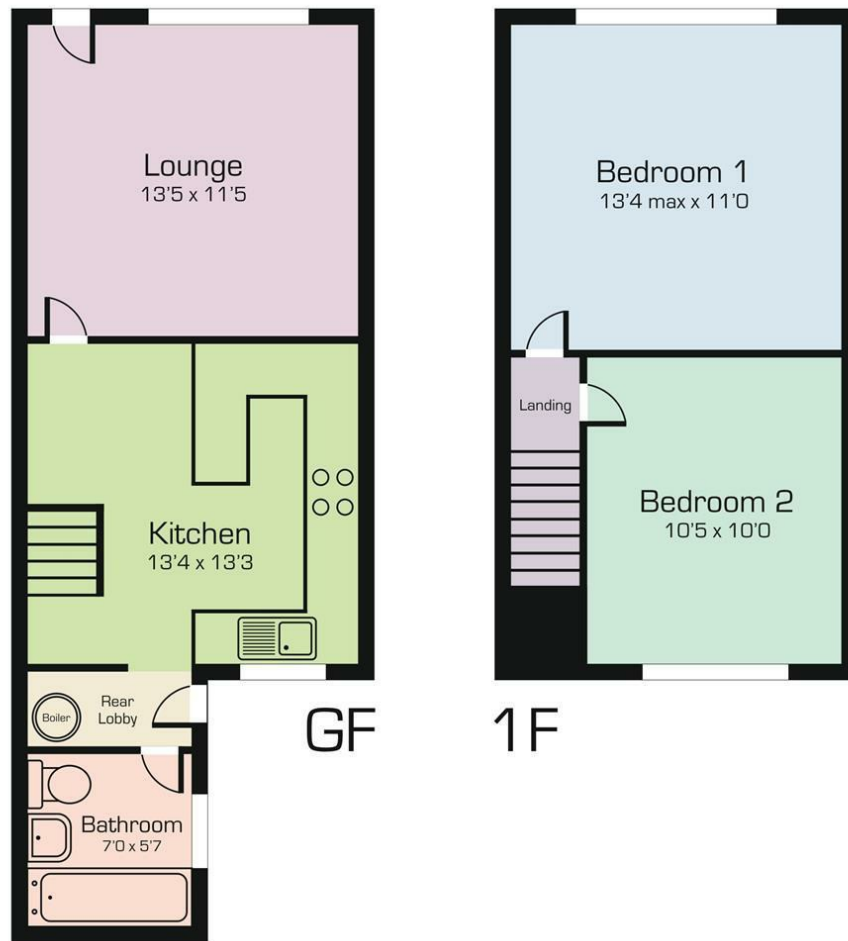
Strictly by appointment with the Sole Agents on (01482) 375212.

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