



**3 Bedroom**

Hastings Grove, Hull, HU5 5BJ

Offers in Excess of

**£100,000**



- ATTENTION INVESTORS/BUILDERS!
- GREAT POTENTIAL
- REQUIRES RENOVATION
- 3 GOOD SIZED BEDROOMS
- GARAGE
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- NO CHAIN INVOLVED





### 3 Bedroom End Terraced House

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#### ATTENTION INVESTORS/BUILDERS!

This is a perfect opportunity to acquire a property with great potential to renovate for a family home or as a lucrative rental property.

The property has been extended thus creating spacious living accommodation.

The internal accommodation is arranged to 2 floors and briefly comprises of an entrance hall, spacious bay windowed lounge which extends through to a separate dining area, there is a kitchen area and ground floor W.C.

To the first floor there are 3 generously proportioned bedrooms and a bathroom with a 3 piece suite.

Outside to the rear is a good sized lawned garden with a patio/seating area inset and a detached garage which is conveniently accessed from the side elevation.

The property also benefits from double glazing and a gas central heating system.

One not to be missed! the property is offered with vacant possession on completion and no chain involved.

## Location

The property is ideally located in a highly popular area with a wealth of amenities which are within a convenient proximity to the property. There are independent shopping centres close by however, for a more extensive shopping experience Hull city centre and the retail shopping parks are just a short commute from the property. Reputable schools and colleges are easily accessed as there are regular public transport connections in and out of the city and surrounding areas.

Other amenities include a health centre and doctors surgery.

For those wishing to spend quality leisure time with family and friends there are many well visited public houses and family restaurants to choose from.

## Property Description

### Ground Floor

**Entrance** - Double glazed front entrance door with side screen windows leads through to an entrance porch and this extends further through to a front entrance door. The front entrance door leads through to the main entrance hall with a stair case off to the first floor.

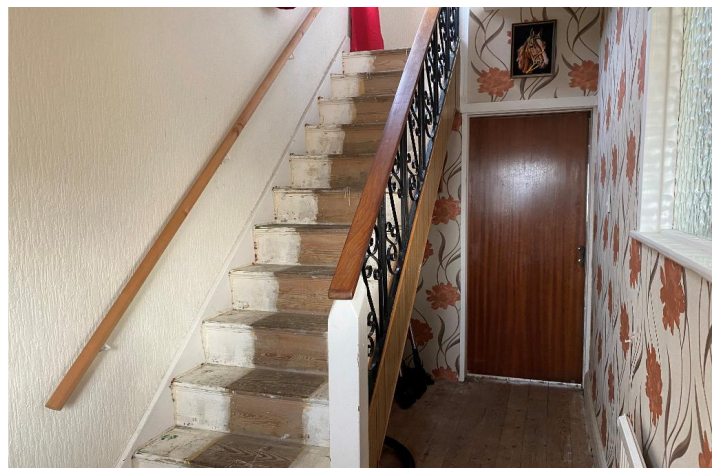
Under stairs recess/cloak area and meter cupboard.  
Glazed partition screen window.  
Radiator.

**GF Cloaks/W.C.** - Leading from the entrance hall ...  
Low flush W.C.  
Dual aspect double glazed opaque windows.

**Through Lounge/Dining Area** - 23' 10" x 11' 1" (7.27m x 3.38m) Extremes to extremes within the lounge widening to 5.06m  
Extending through from the entrance hall...  
L shaped through lounge/dining area with an arch divide.

Dual aspect double glazed windows.  
Double glazed bay window with aspect over the front garden area.  
Radiator.  
Coving.

In the dining area ...  
Glazed partition screen window.  
Double glazed window with aspect over looking the side elevation.



**Kitchen - 13' 8" x 7' 2" (4.19m x 2.19m)** Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Plumbing for automatic washing machine.

Built in single drainer sink unit.

Double glazed rear entrance door.

## First Floor

**Landing** - First floor landing is split level.

Double glazed window aspect over the side elevation.

**Bedroom One - 13' 8" x 10' 4" (4.17m x 3.15m)** Extremes to extremes.

Double glazed bay window with aspect over the front garden area.

**Bedroom Two - 9' 10" x 10' 3" (3.02m x 3.14m)** Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Built in pedestal wash hand basin.

Wall mounted gas central heating boiler.

**Bedroom Three - 11' 1" x 7' 6" (3.39m x 2.29m)** Extremes to extremes.

Dual aspect double glazed windows looking out over the side elevation and a further double glazed window looking out over the front garden area.

Radiator.

**Bathroom** - 3 Piece suite comprising of a bath, pedestal wash hand basin and low flush W.C.

Tiled splash back surround.

Double glazed opaque window.

Plumbing over the bath for a shower.

Radiator.

## Exterior

**Front Garden Area** - The front garden area is also laid to lawn with a low level timber perimeter fence and a low level wrought iron railed enclosure.

There is possibility for further off road parking.

**Rear Garden Area** - Outside to rear the garden is mainly laid to lawn and enclosed and low level perimeter fence and also a high level timber perimeter fence. A path extends to the rear where there is detached garage.

The garage has a service door from the main garden area and has power & light and an up and over door.

Access to the garage maybe available for access from



Spring Bank West itself.

There is potential for off-road parking or hard standing area to the rear of the garden and beyond the main garage.

Council tax band: A

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

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