

2 Bedroom

Bentley Grove, Hull, HU6 8NP

£75,000



- ATTENTION INVESTORS/FIRST TIME BUYERS !
- GENEROUSLY PROPORTIONED PROPERTY
- WOULD BENEFIT FROM UPDATING
- 2 BEDROOMS
- SHOWER ROOM/WET ROOM
- DOUBLE GLAZING
- GAS CENTRAL HEATING SYSTEM
- NO CHAIN INVOLVED





2 Bedroom Terraced House

£75,000

Bentley Grove, Hull, HU6 8NP

Ideal investment property or start a Home!

If you are looking for a generously proportioned mid terraced house with a good sized rear garden this property will be perfect for you!

Although the property would benefit from a degree of updating and refurbishment - the property has been priced realistically to reflect the works needed for improvement.

The accommodation is arranged for two floors with an entrance vestibule, lounge, rear sitting room or dining room and fitted kitchen.

To the first floor there are two generously proportioned bedrooms and a shower/wet room, adjacent to the wet room is a separate W.C.

Outside to the rear there is a good sized garden with a patio/seating area. The garden is mainly laid to lawn and enclosed with a high-level timber perimeter and boundary fence. Additionally, the property further benefits from a gas central heating system and double glazing.

The property is offered with vacant possession on completion, and with no chain involved.

Location

The property is ideally located just off Cottingham Road close to all amenities. There are local shopping centres close by however, Hull city centre and Cottingham village are just a short distance from the property for a more extensive shopping experience. Regular public transport links create easy access to the city centre and surrounding areas.

Reputable schools, colleges and academies are close by. The University of Hull is also just minutes away along Cottingham Road.

For those who enjoy socialising with friends and family there are many well visited family restaurants and public houses nearby.

Property Description

Ground Floor

Entrance - A double glazed front entrance door leads through to the entrance vestibule..

Entrance Vestibule - Staircase off to the first floor.

Lounge - 13' 3" x 11' 2" (4.06m x 3.41m) Extremes to extremes. Irregular shape.
Double glazed windows with aspect over the front garden area.
Radiator.

Rear Sitting Room/ Dining Room - 12' 5" x 9' 2" (3.81m x 2.81m) Extremes to extremes plus recess.
Double glazed window with aspect over the rear garden area.
Under stairs storage cupboard.
Built-in storage cupboard with overhead storage unit.
Fireplace with coal effect living flame gas fire and a tiled back and hearth.

Kitchen - 12' 5" x 5' 4" (3.8m x 1.65m) Extremes to extremes.
Double glazed window with aspect over the rear garden area.
Range of a base, drawer and wall mounted units.
Roll edged laminate work surface housing a hob and stainless steel extractor fan over with a tiled splash back surround.
A further worksurface houses a single drainer sink unit with a mixer tap over with a tiled splash back surround.
Plumbing for an automatic washing machine.
Radiator.

First Floor



Landing - Built-in cupboard with shelves.
Loft hatch through to the roof void
Radiator.

Bedroom One - 15' 6" x 11' 1" (4.73m x 3.38m) Extremes to extremes.
Double glazed windows with aspect over the front garden area.
Built-in storage cupboard.
Radiator.

Bedroom Two - 12' 7" x 8' 9" (3.85m x 2.68m) Extremes to extremes.
Double glazed window with aspect over the rear garden area.
Radiator.

Shower Room/Wet Room - Electric shower, wall mounted wash hand basin and a tiled splash back surround.
Double glazed opaque window.
Radiator.

FF WC - Low flush W.C.
Opaque window.

Exterior

Rear Garden - Outside to the rear is a patio/seating area.
The garden is mainly laid to lawn and enclosed with a high-level timber perimeter and boundary fence.

Front Garden - Front garden area has been laid with pavers for ease of maintenance and is enclosed with a low level picket fence and matching access gate.

Council tax band: A

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

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