

2 Bedroom Terraced House

Fernhill Rd, HULL, HU5 5SU

£90,000



- ATTENTION INVESTORS/BUILDERS/LANDLORDS • GREAT POTENTIAL • UPDATING REQUIRED •
- SPACIOUS LOUNGE AND KITCHEN • 2 DOUBLE BEDROOMS • DOUBLE GLAZING • GAS CENTRAL
- HEATING SYSTEM • VACABNT POSSESION ON COMPLETION • NO CHAIN INVOLVED





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****PUBLIC NOTICE** - The vendor has been in receipt of an offer of £90,000 cash subject to contract for the above property. Anyone wishing to place a higher offer must do so before legal exchange of contracts**

* ATTENTION INVESTORS/BUILDERS/LANDLORDS*

A great opportunity to acquire a spacious end of terrace property which is ideally located in a popular residential area.

Although the property would benefit from a degree of updating, there is great potential and scope to create a superb family home or lucrative property to let.

The accommodation is arranged to two floors and briefly comprises of an entrance vestibule, a good sized lounge, breakfast kitchen with space for a dining table and to the first floor there are two double bedrooms and a bathroom.

Outside, there are gardens to the front and rear of the property.

Also there is a gas central heating system and double glazing.

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

Location

The area is ever popular and well known for it's wealth of amenities which are practically on the doorstep. There are good local shopping centres close by however, Hull city centre and the village of Cottingham are just a short commute from the property for a more extensive shopping experience.

Regular public transport connections provide easy access to all of the surrounding areas.

A primary school is just around the corner along the neighbouring Priory Road.

For those wishing to spend quality leisure time with friends and family, there are many public houses and family restaurants nearby.

Property Description

Ground Floor

Entrance - Double glazed entrance door leads through to the entrance hall...

Entrance Hall - Staircase off to the first floor. Radiator.

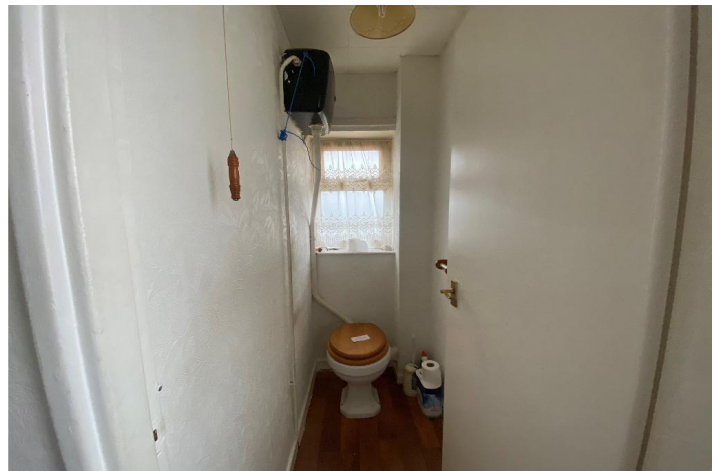
Lounge - 15' 1" x 12' 2" (4.61m x 3.71m) Extremes to extremes.
Double glazed window with aspect over the front garden area.
Fireplace with marble effect back and hearth housing a coal effect living flame gas fire.
Under stairs meter cupboard.
Coving.
Radiator.

Kitchen - 18' 5" x 8' 8" (5.63m x 2.65m) Extremes to extremes.
Double glazed windows with aspect over the rear garden area.
Range of base, drawer and wall mounted units.
Roll edged laminate worksurface housing a single drainer sink unit mixer tap over and tiled splash back surround.
Wall mounted gas central heating boiler.
Radiator.
Double glazed rear entrance door.

Front Garden - The front garden has been laid with fine stone pebbles for ease of maintenance.

First Floor

Landing - Double glazed window with aspect over the



side elevation.
Loft hatch to the roof void.

Bedroom One - 15' 3" x 9' 5" (4.66m x 2.89m) Extremes to extremes.
Double glazed window with aspect over the front garden area.
Walk in storage cupboard.
Radiator.

Bedroom Two - 11' 5" x 9' 7" (3.48m x 2.94m) Extremes to extremes.
Double glazed window aspect over the rear garden area.
Built in double storage cupboard and further single storage cupboard.
Radiator.

Bathroom - White two-piece suite comprising of a panel bath and wall mounted wash hand basin.
Double glazed opaque window.
Radiator.

W.C. - High-level cistern W.C.
Double glazed opaque window.

Exterior

Rear Garden - Outside to the rear garden is enclosed with a high-level timber perimeter and boundary fence. A garage sits within the rear boundary.

Council tax band: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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