

2 Bedroom House for Sale - £70,000

Roxburgh Street, Hull, HU5 3NR



KEY FEATURES:

- LOVELY PROPERTY WITH A SMART INTERIOR • IN A HIGHLY POPULAR RESIDENTIAL AREA • MODERN FITTED KITCHEN • GAS CENTRAL HEATING & DOUBLE GLAZING

Description

Attention Investors/First Time Buyers

We are pleased to offer to the market this lovely property.

The smart interior briefly comprises:-

A bright bay windowed lounge which leads through to a modern fitted kitchen which includes integrated appliances and coordinating fixtures and fittings.

The bathroom has a matching white 3 piece suite with a shower and contrasting tile surround.

To the first floor there are two generously proportioned bedrooms.

Additionally the property further benefits from a gas central heating system and double glazing.



Location

The property is ideally located in a highly popular residential area.

Perth Street is close to the busy shopping centre along Chanterlands Avenue. There are schools and colleges nearby. With a busy network of public transport facilities there is easy access to the city centre and surrounding areas. For those who enjoy socialising, eating out etc, there are many busy and well visited restaurants and cafe bars close by.

Ground Floor

Front entrance hall - Double glazed front entrance door with overhead screen window leads through to:

Lounge - 14' 11" x 11' 5" (4.57m x 3.5m) to extremes x to extremes

Double glazed bay window with aspect over the garden area, Wall mounted stone pebble effect focal point fire. Radiator and laminate flooring.

Door through to the:

Kitchen - 11' 4" x 8' 11" (3.47m x 2.74m) to extremes to extremes

There is double glazed entrance door with overhead screen window and range of white gloss base, drawer and wall mounted units with stainless steel effect handle detail. Roll edge laminate work surface housing a stainless steel hob, built in oven beneath and stainless steel extractor hood over and contrasting tile splash back surround. Built in single drainer sink unit with flexi tap over. Space for upright fridge freezer.

There is a staircase off to the first floor and door through to the Bathroom:

Bathroom - Has a white 3 piece suite comprising of panel bath, pedestal wash hand basin and low level flush wc. Double glazed opaque windows, contrasting tile splash back surround. Fixed perspex shower screen to the bath and chrome fittings to the sanitary ware. Extractor fan and upright towel rail/radiator.

Outside rear - Outside to the rear is a courtyard area which creates a patio/seating area also which is all enclosed with a high level brick boundary and perimeter wall with high level timber access gate.

First Floor

Bedroom 1 - 13' 8" x 10' 4" (4.2m x 3.16m) to extremes to extremes plus recess

Double glazed bay window with aspect over the front garden area, built in storage cupboard and radiator.



Bedroom 2 - 9' 11" x 8' 5" (3.04m x 2.59m) to extremes to extremes

Double glazed window with aspect over the rear courtyard area. Wall mounted gas central heating boiler and radiator.

Second Floor Landing - There is a glazed window to the staircase so we can only class this as majority double glazing

Additional Information

Sold with tenant in situ, currently renting £450 pcm

or sold with vacant possession

Disclaimer

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

