



Wynyard Grove

Gilesgate DH1 2QJ

Offers In The Region Of £115,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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- Investment opportunity
- EPC RATING - E
- Two bedrooms

- Superb location
- Close to local amenities
- Spacious living room

- Easy access to the city centre
- No chain involved
- Kitchen with appliances

Available for sale with no chain, this spacious duplex flat has accommodation spread over two floor. In a superb location within walking distance to the city centre and with local amenities on your doorstep, along with bus stops.

The floor plan comprises of an entrance lobby with stairs leading to the first floor, landing with access to a spacious living room, kitchen with appliances and space for a table and bathroom/WC. To the second floor are two bedrooms, both with built in storage.

An ideal opportunity for investors.

GROUND FLOOR

Entrance

With stairs leading to the first floor.

FIRST FLOOR

Landing

Having stairs leading to the second floor, radiator and double glazed window.

Living Room

14'11" x 13'0" (4.57 x 3.97)

Spacious reception room with two double glazed windows, radiator and electric fire.

Kitchen

10'8" x 9'11" (3.26 x 3.04)

Fitted with a range of units having worktops incorporating a stainless steel sink and drainer unit, a built in oven, gas hob and extractor over, as well as fridge, freezer, washing machine and tumble dryer. Further features include a UPVC double glazed window, laminate flooring, radiator and combi gas central heating boiler.

Bathroom/WC

10'2" x 7'6" (3.12 x 2.31)

Computing of a bath with mixer shower over, pedestal wash basin, WC, tiled splashbacks, storage cupboard and UPVC double glazed opaque window.

SECOND FLOOR

Bedroom One

15'5" x 9'9" max (4.70 x 2.99 max)

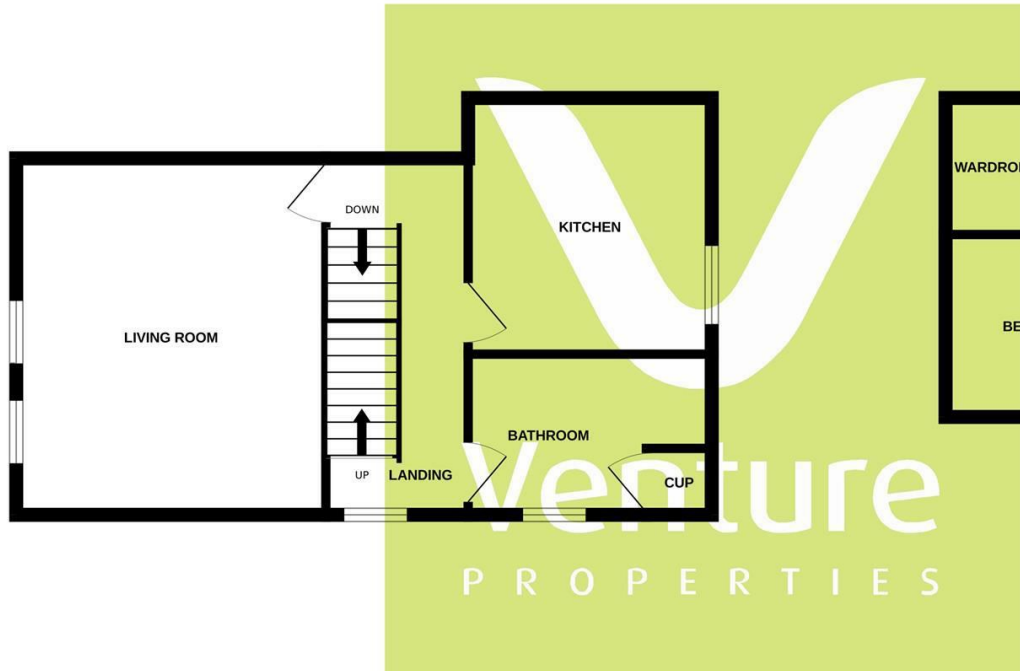
With a UPVC double glazed window, built in wardrobe and radiator.

Bedroom Two

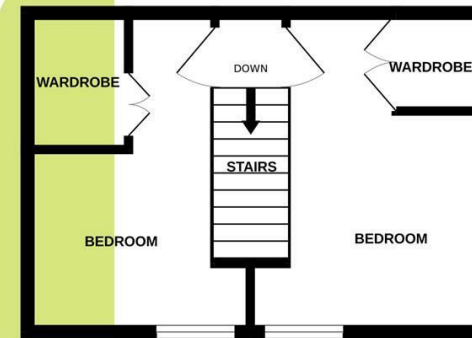
12'2" x 9'9" max (3.73 x 2.99 max)

Having a UPVC double glazed window, built in wardrobe and radiator.

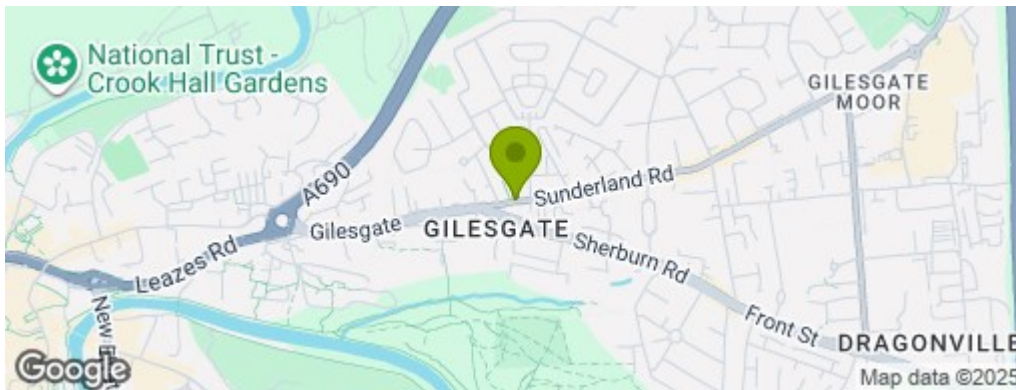
FIRST FLOOR



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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