



9 Allendale, Middleburg Street, Hull, HU9 2QX

FOR SALE - £65,000

Haller Evans

Chartered Surveyors

Ideal for Investor or First Time Buyer / No Chain Involved / Extended Mid-Terraced Property / 2 Bedrooms Gas Central Heating and uPVC Double Glazing / Easy Maintenance Front Garden and Small Rear Yard

Located in a popular residential area to the East of the City Centre. The house is situated within a pedestrian terrace off Middleburg Street and within easy walking distance of Holderness Road. There are a wide range of shops on Holderness Road and Mount Pleasant Retail Park is also located nearby. Leisure facilities are available at nearby East Park and Woodford Leisure Centre.

This spacious mid-terraced property comprises open plan lounge/dining room, with modern fitted kitchen, ground floor bathroom and 2 bedrooms to the first floor. There is a small front garden and rear yard, with pedestrian access.

Ground Floor

Lounge Diner 3.9m max x 3.9m including bay, plus 3.2m x 2.6m (12.8 ft x 12.8 ft) (10.5 ft x 8.5 ft). Spacious lounge with uPVC front bay window, two radiators, wall-mounted electric fire, carpeted flooring, under stairs cupboard with meters, stairs leading to first floor

Kitchen 3.6m x 2.3m (11.8 ft x 7.5 ft). With modern fitted kitchen with range of beech effect wall and base units, grey laminate worktops, stainless steel sink, integrated gas hob and electric oven with extractor hood, plumbing for washer, space for fridge-freezer, vinyl flooring, radiator, uPVC window frame to side elevation, uPVC entrance door to rear courtyard

Bathroom 2.3m x 1.3m (7.5 ft x 4.3 ft). With white suite comprising panelled bath and wash hand basin with tiled surrounds, low flush wc, extractor fan, vinyl flooring, uPVC window frame to side elevation

First Floor

Landing With uPVC window frame to stairwell

Bedroom 1 3.9m x 3.6m (12.8 ft x 11.8 ft). Double bedroom with wall cupboard, radiator, carpeted flooring, uPVC window to front elevation

Bedroom 2 3.1m x 2.6m (10.2 ft x 8.5 ft). Double bedroom with uPVC window to rear elevation, radiator, wall-mounted gas boiler, carpeted flooring, ceiling hatch to roof void.

Outside There is an easy maintenance gravelled front garden with low level fencing and front gate and a small enclosed rear courtyard with high level brick wall and rear pedestrian access. Outside tap.

Services Mains gas, electricity, water, and drainage are available.

Council Tax The property is in Band "A" for Council Tax purposes (Internet enquiry). The Local Authority is Kingston upon Hull City Council.

EPC Rating C - Click [here](#) for the full Report

Tenure We understand that the property is Freehold

Viewings

For more information and to view please contact Haller Evans Tel 323033 or info@hallerevans.com

Market Appraisals

We offer Market Appraisals, as an independent company we have a strong interest in making sure you achieve a quick sale at market price. If you need advice on any aspect of buying or selling please do not hesitate to contact us. Thinking of selling or struggling to sell your house? Book your Market appraisal now!

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