



25 Kirklands Road, Hull, HU5 5AX

**FOR SALE - Guide Price £115,000 - £120,000**

**Haller Evans**

Chartered Surveyors

# Ideal for First Time Buyer or Investor / 2 Double Bedrooms / Kitchen/Diner

## Larger Rear Garden / Rear 10 foot Access / Popular Location / Close to Amenities / No Chain Involved

GUIDE PRICE £115,000 - £120,000. A 2 BEDROOM HOUSE to the west of the City Centre, conveniently located for shops and other amenities.

The property benefits from a good-sized garden to the rear and is fitted with uPVC double glazing and gas central heating. Good road and bus links are available into Hull and west Hull villages and there is easy road access to the A63/M62 and Humber Bridge.

The accommodation briefly comprises entrance hall, lounge and kitchen/diner to the ground floor and 2 bedrooms and bathroom/wc to the first floor.

### GROUND FLOOR

<b>Entrance Hall</b>	with uPVC front entrance door, radiator, stairs to first floor
<b>Lounge</b>	Approx 4.41m max/including bay x 3.75m max (14.5 ft max/including bay x 12.3 ft). With uPVC bay window to front elevation, fireplace surround, radiator, under stairs storage cupboard.
<b>Kitchen/Diner</b>	Approx 4.77m x 2.42m max (15.6 ft x 7.9 ft). Spacious kitchen/dining area with two uPVC windows overlooking rear garden, range of fitted wall and base storage units with integrated electric oven and gas hob with extractor fan, stainless steel sink unit, laminate worktops, plumbing for washing machine, radiator, uPVC door to rear garden.

### FIRST FLOOR

<b>Landing</b>	With ceiling hatch to roof void
<b>Bedroom 1</b>	Approx 3.64m including bay x 3.58m max (11.9 ft including bay x 11.7 ft) plus 1.49m x 1.03m (4.8 ft x 3.4 ft). Good sized main bedroom with uPVC bay window to front elevation, wall cupboard, radiator
<b>Bedroom 2</b>	Approx 3.24m x 2.82m (10.6 ft x 9.2 ft). With uPVC double glazed window overlooking rear garden, radiator, wall cupboard with hot water cylinder
<b>Bathroom</b>	Approx 2.17m x 1.89m (7.1 ft x 6.2 ft). With uPVC double glazed window to rear elevation, white suite comprising panelled bath with shower over, pedestal wash hand basin and low flush wc, extractor fan, radiator.
<b>External</b>	There is a gravelled front garden and good-sized rear garden, mainly lawned, with rear 10 foot access. On-street parking is available.
<b>Services</b>	Mains gas, electricity, water and drainage are available.
<b>Heating</b>	Gas central heating.
<b>Council Tax</b>	We understand from Internet enquiry that the property is assessed in Band A - The Local Authority is Kingston upon Hull City Council.
<b>EPC Rating</b>	D
<b>Tenure</b>	Freehold
<b>Viewings</b>	For more information and to view please contact Haller Evans Tel 323033 or <a href="mailto:info@hallerevans.com">info@hallerevans.com</a>

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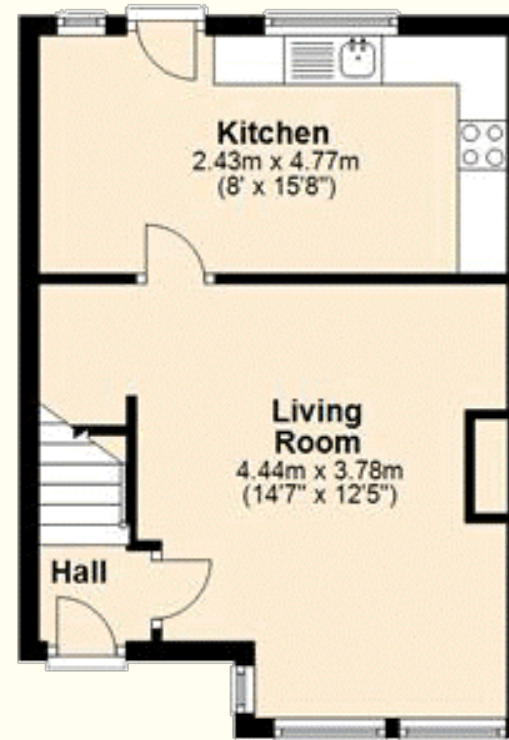
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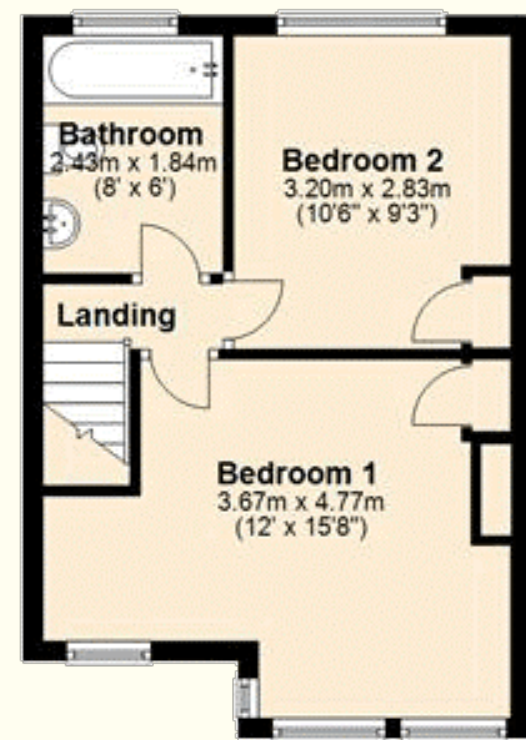




Ground Floor



First Floor



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