

**staniford**  
grays



14 Suffolk Street, Hull, HU5 1PJ

£95,000





# 14 Suffolk Street

Hull, HU5 1PJ

- TRADITIONAL FEATURES
- CLOSE TO HULL CITY CENTRE
- NO ONWARD CHAIN
- GOOD SIZED ROOMS
- FOUR BEDROOMS
- INVESTMENT OPPORTUNITY

This spacious four-bedroom terraced house positioned off Beverley Road presents an exciting opportunity for those looking to create their dream home or investors. With large rooms and high ceilings, this property offers plenty of space together with a good location, only just over two miles from Hull City centre. A well thought out schedule of modernisation would bring this property back to its former glory.



£95,000



## ACCOMMODATION COMPRISES

### ENTRANCE HALL

13'0" x 5'4" at longest and widest point. (3.98 x 1.64 at longest and widest point. )  
Wood door with privacy glass, carpeted floor, wall mounted radiator, under stairs cupboard.

### LOUNGE

14'1" x 12'6" (4.30 x 3.83)  
Wood door with brushed chrome handle, carpeted floor, pendant light fitting, single glazed wooden sash bay window with some secondary glazing, fireplace with electric fire and tiled surround and hearth.

### BEDROOM ONE/ RECEPTION

13'1" x 10'4" (4.00 x 3.15)  
Wood door with a brushed chrome handle, carpeted floor, pendant light fitting, uPVC double-glazed window, wall-mounted radiator.

### KITCHEN

18'6" x 9'1" (5.64 x 2.79)  
Two wooden doors with brushed chrome handles, vinyl floor, strip light and ceiling light, two wooden single glazed windows with secondary glazing, wall mounted radiator, a range of wall and base units and mottled work tops, cupboard with boiler.

### CLOAKROOM / WC

Wood door with brushed chrome handle, tiled floor, ceiling light and low flush WC.

### UTILITY ROOM

Wood door with brushed chrome handle, vinyl floor, double glazed wood privacy window, plumbing for washing machine.

### STAIRCASE/ LANDING

Carpeted floor, wall mounted radiator, wooden banister and spindles, under stairs cupboard.

### SHOWER ROOM

5'5" x 5'4" (1.67 x 1.63)  
Wood door with plastic knob, ceiling light, uPVC double glazed privacy window, wall mounted radiator, extractor fan, pedestal wash hand basin, low flush WC, shower cubicle with electric shower.

### SEPARATE WC

Wood door with plastic knob.



**BEDROOM TWO** 13'1" x 11'3" (3.99 x 3.43)  
Wood door with brushed chrome handle, carpeted floor, pendent light fitting, uPVC double glazed window with rear aspect, wall mounted radiator, recess cupboard.

**BEDROOM THREE** 18'2" x 11'10" (5.55 x 3.63)  
Wood door with brushed chrome handle, carpeted floor, pendent light fitting, two wood sash windows with secondary glazing, wall mounted radiator, recess cupboard.

**STAIRCASE**  
Wall spotlights, wooden hand rail, carpeted floor.

**BEDROOM FOUR** 16'8" x 14'4" (5.10 x 4.38)  
Wood door with brushed chrome handle, carpeted floor, three spotlight ceiling mounted fitting, uPVC double glazed dormer window, wall mounted radiator, loft hatch.

**EXTERNAL**  
To the front a hedge with a concrete path and traditional tiles leading to the front door. To the rear a gravelled yard.

**COUNCIL TAX:**  
We understand the current Council Tax Band to be A

**SERVICES :**  
Mains water, gas, electricity and drainage are connected.

**TENURE :**  
We understand the Tenure of the property to be Freehold.

**MORTGAGE CLAUSE :**  
Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**PROPERTY PARTICULARS DISCLAIMER :**  
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

**MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.





## Floor Plans



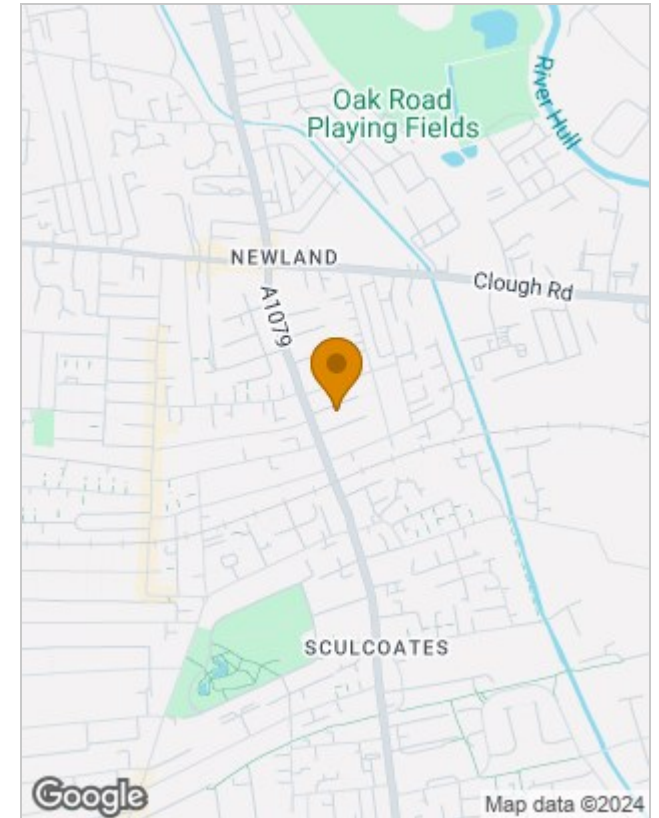
## Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

3 Sow Hill Road, Beverley, East Riding of Yorkshire,  
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## Location Map



## Energy Performance Graph

