



**131 Rustenburg Street, Hull, HU9 2PS**

**£110,000**

This two bedroom end of terrace property is an ideal first home or investment opportunity! Benefiting from having a private driveway leading to car port which provides parking for 2 vehicles. Situated in this popular residential area close by to local amenities and bus routes to the city centre. Installed with gas central heating and double glazing. Accommodation briefly comprises; entrance hall, lounge / diner and kitchen to the ground floor. The first floor comprises; landing, two bedrooms and a shower room. Exterior To the front of the property is a front garden and private driveway which leads through double gates into a carport. To the rear is a fully enclosed attractive garden laid to lawn with storage shed and 10 foot access

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#### Ground floor

##### Entrance hall

With entrance door, stairs off and door to:

##### Lounge / diner - 3.22m x 5.93m

With window to the front, window to the side, carpet flooring, x2 radiators, feature fireplace with gas fire. and under stairs cupboard.

##### Kitchen - 2.96m x 2.88m

With window to the rear, laminate flooring, range of wall & base units with contrasting work surface & splash backs, electric oven, halogen hob, extractor hood, space for dryer, plumbing for automatic washing machine, door to W/C and door to rear.

#### First floor

##### Bedroom one - 4.32m x 3.53m

With window to the front, laminate flooring, radiator and storage cupboard.

##### Bedroom two - 2.38m x 2.26m

With window to the rear, laminate flooring and radiator

##### Shower room

With window to the rear, vinyl flooring, vanity hand wash basin, vanity w/c and shower cubicle

#### Exterior

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Council tax band: A

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bespoke professional service at an unbeatable fee.

#### Disclaimer

-None of the services, fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

-Room Measurements in these particulars are only approximations and are taken to the widest point.

-An EPC is held for this property and is available for inspection at the branch should you wish to view. It is also available online through the properties details on our website [www.urbanpropertyhull.co.uk](http://www.urbanpropertyhull.co.uk).

-To arrange a viewing for this property please contact Urban Property 01482 226560 356 Holderness Road Hull HU9 3DQ.

-If you require a Mortgage to purchase this or any other property, we offer a free Mortgage Consultation with an independent Mortgage Broker. Please ask for further details.

All mortgages are subject to status and valuation.

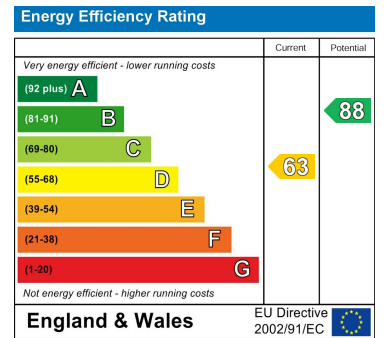
**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

# Floor Plan

# Area Map



# Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.