



26 Lee Street, Hull, HU8 8NH

Offers Over £120,000

This two bedroom (plus loft space) mid terraced property is immaculately presented throughout! Benefiting from having an extensively fitted kitchen with integrated appliances. Situated in this popular residential area close by to high regarded schools! Installed with gas central heating and double glazing. Accommodation briefly comprises; entrance hallway, lounge, dining room and kitchen to the ground floor. The first floor comprises; two bedrooms, bathroom and landing with stairs to the loft space. To the exterior is a front forecourt leading to the entrance door and to the rear is a fully enclosed garden with lawn and x2 storage sheds.

Ground floor

Entrance hallway

With entrance door, LVT flooring, radiator, stairs off and door to:

Lounge

With bay window to the front, LVT flooring, radiator and feature fireplace.

Dining room

With window to the rear, LVT flooring, radiator and under stairs flooring.

Kitchen

Extensively fitted kitchen with window to the rear, LVT flooring, radiator, part tiled walls, range of wall & base units with contrasting work surface, 1 1/4 sink unit with chrome mixer tap over, electric oven, gas hob, extractor hood, integrated fridge freezer, plumbing for automatic washing machine and door to rear.

First floor

Landing

With carpet flooring, stairs to loft space and doors to:

Bedroom one

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

Bedroom two

With window to the rear, carpet flooring and radiator.

Bathroom

With window to the rear, LVT flooring, heated towel rail, part tiled walls, low flush w/c, vanity hand wash basin, panel enclosed bath and independent shower cubicle.

Loft space

With velux window, carpet flooring and radiator.

Exterior

To the exterior is a front forecourt leading to the entrance door and to the rear is a fully enclosed garden with lawn and x2 storage sheds.

Council tax band: A

Thinking of moving? Contact us on 01482 226560 to arrange your free no obligation market appraisal. We are your local, family run Estate Agents offering a personal, 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.

-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.

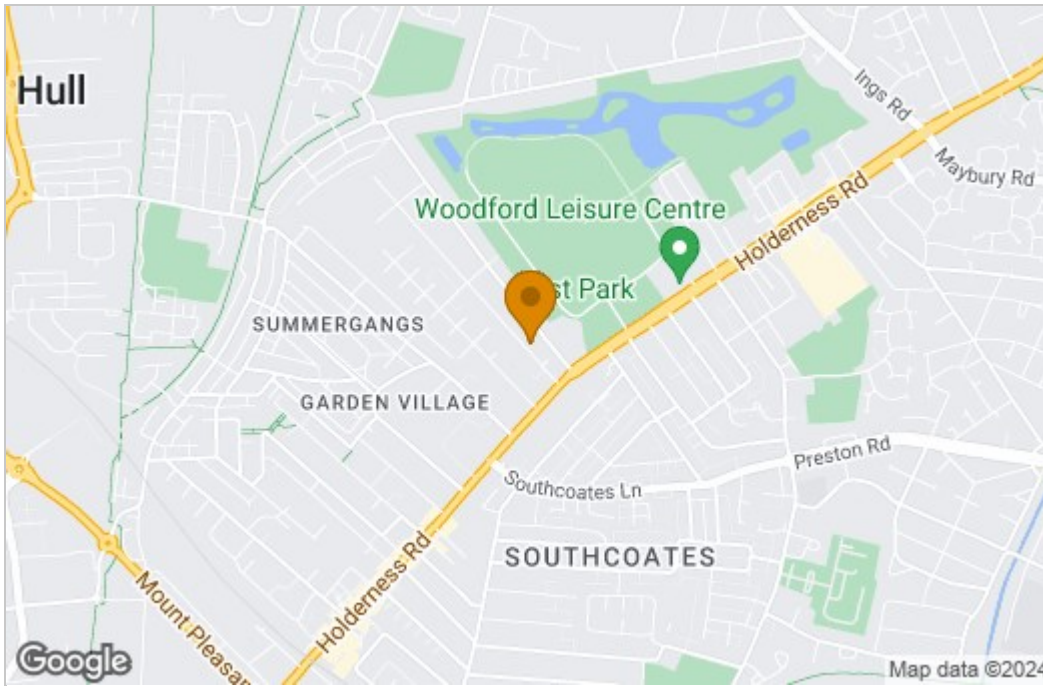
All mortgages are subject to status and valuation.

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

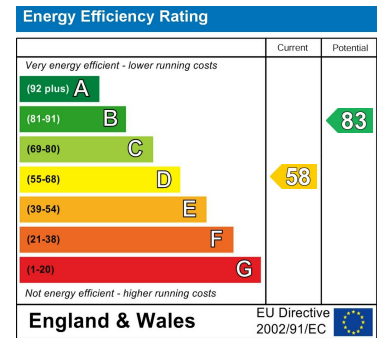
Floor Plan



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.