



**66 Jalland Street, Hull, HU8 8RB**

**By Auction £170,000**

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £170,000

This unique substantial property is an ideal investment opportunity situated in this popular residential area close by to local amenities and excellent bus service into the city centre. The property includes an independent annex to the rear! The property also benefits from having ample off street parking and spacious accommodation throughout! Accommodation briefly comprises; entrance hall, lounge, rear lounge, dining kitchen, rear lobby and downstairs w/c. The first floor comprises; landing, four bedrooms, bathroom and a separate w/c. The independent annex comprises; lounge, bedroom, utility / kitchen area and a bathroom. To the exterior is a front forecourt leading to entrance and a large side driveway accessed via double gates which lead into the rear garden. To the rear is a fully enclosed garden with ample space for parking.

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#### Ground floor

##### Entrance hall

With entrance door, hard wood flooring, radiator, under stairs cupboard stairs off and doors to

##### Lounge

With bay windows to the front, hard wood flooring, radiator and feature fireplace.

##### Rear lounge

With window to the rear, hard wood flooring, feature fireplace and French doors to the rear

##### Dining Kitchen

With windows to the rear, tiled flooring, radiator, feature fireplace with log burning stove, range of wall & base units with contrasting work surface & tiling to splash backs, electric oven, gas hob, extractor hood and double sink unit with chrome mixer tap over.

##### Rear lobby

Tiled flooring and rear door

##### Downstairs wc

With window to the rear, tiled flooring and low flush wc

#### First floor

##### Landing

With carpet flooring, radiator and doors to

##### Bedroom 1

With windows to the rear, carpet flooring and radiator

##### Bedroom 2

With bay windows to the front, laminate flooring and radiator

##### Bedroom 3

With windows to the rear and radiator

##### Bedroom 4 (Currently used as a dressing room)

With window to front, carpet flooring and vertical radiator.

##### Bathroom

With window to the rear, vinyl flooring, vertical heated towel rail, pedestal hand wash basin and free standing shower bath.

##### Wc

With window to the rear, vinyl flooring and part tiled walls.

#### Detached annex

##### Lounge

With windows to the front, carpet flooring and french doors to the front.

##### Bedroom (Currently used as a gym)

With carpet flooring.

##### Utility area

With window to the side, velux window, carpet flooring, base units, 1 1/4 stainless steel sink unit with chrome mixer tap over, and plumbing for automatic washing machine and pull down ladder leading to loft space.

##### Bathroom

With tiled flooring, low flush w/c and large Jacuzzi bath with shower over.

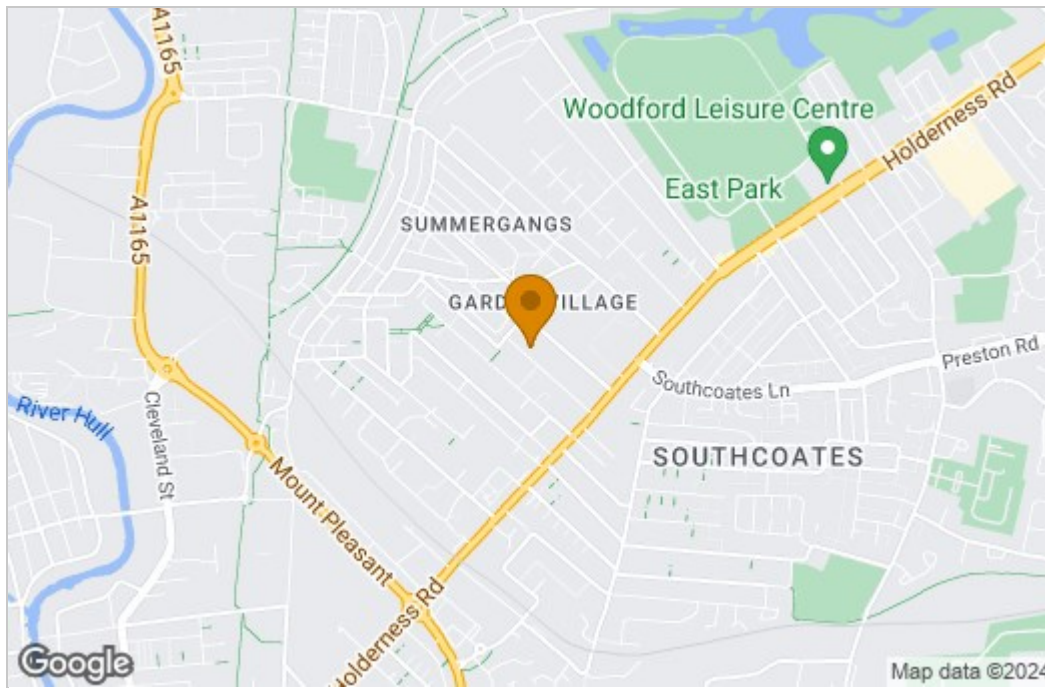
##### Exterior

To the exterior is a front forecourt leading to entrance and a large side driveway accessed via double gates which lead into the rear garden. To the rear is a fully enclosed garden with ample space for parking.

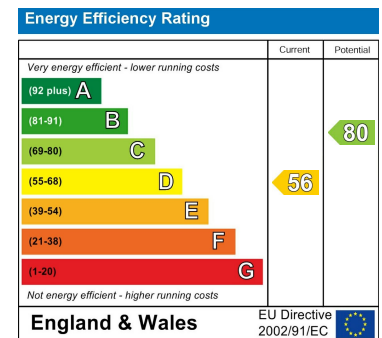
# Floor Plan



# Area Map



# Energy Efficiency Graph



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