

1059 Hedon Road, Hull, HU9 5QJ

£85,000

Attention cash buyers!! Urban Property are proud to present this stunning, immaculate and contemporary two bedroom family home with No Chain! This property has recently undergone a full professional renovation throughout and must be viewed early to avoid disappointment! Benefiting from off street parking to the rear aspect, this property would be ideal for first time buyers!

Urban Property are proud to present this stunning, immaculate and contemporary two bedroom family home! This terraced property has recently undergone a full professional renovation throughout and must be viewed early to avoid disappointment! With no chain involved and off street parking, this property would be an ideal first home or buy to let! Upvc double glazing and gas central heating throughout. The accommodation briefly comprises of; large welcoming entrance porch, hallway, lounge, which is open plan to the dining room with French doors to the rear garden and contemporary fitted kitchen with integrated appliances to the ground floor. To the first floor are two double bedrooms and a modern family bathroom. There are well tended front and rear gardens, with the spacious rear garden featuring a lawn, and further space for off street parking.

Contact us today to arrange your viewing on this stunning property!

#### Ground floor

##### Entrance porch

Large welcoming entrance porch with entrance door, modern vinyl flooring,

##### Hallway

With stairs to the first floor and door to lounge / dining.

##### Lounge / Dining - 18'0" x 10'9"

With bay window to front aspect and French doors to the rear, door to the dining kitchen, part carpet and laminate flooring and radiators. Storage cupboard.

##### Kitchen - 12'0" x 5'6"

Stunning contemporary fitted kitchen with two windows, laminate flooring, a range of stylish wall & base units with contrasting work surfaces over & tiling to splash backs, integrated electric oven, gas hob, and extractor over, inset sink unit with mixer tap over.

#### First floor

##### Landing

Landing which leads to all bedrooms and family bathroom.

##### Bedroom one - 10'8" x 9'0"

With two windows to the front aspect, one being a bay, carpet flooring, radiator.

##### Bedroom two -9'0" x 7'10"

With window to the rear aspect, carpet flooring and radiator.

##### Family Bathroom 6'0" x 5'3"

With window to the rear aspect, vinyl flooring, paneling walls, low flush w/c, vanity hand wash basin and panel enclosed bath with mains shower and glass shower screen.

#### Exterior

There are well tended front and rear gardens, with the spacious rear garden featuring a lawn, and further space for off street parking.

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.

-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).

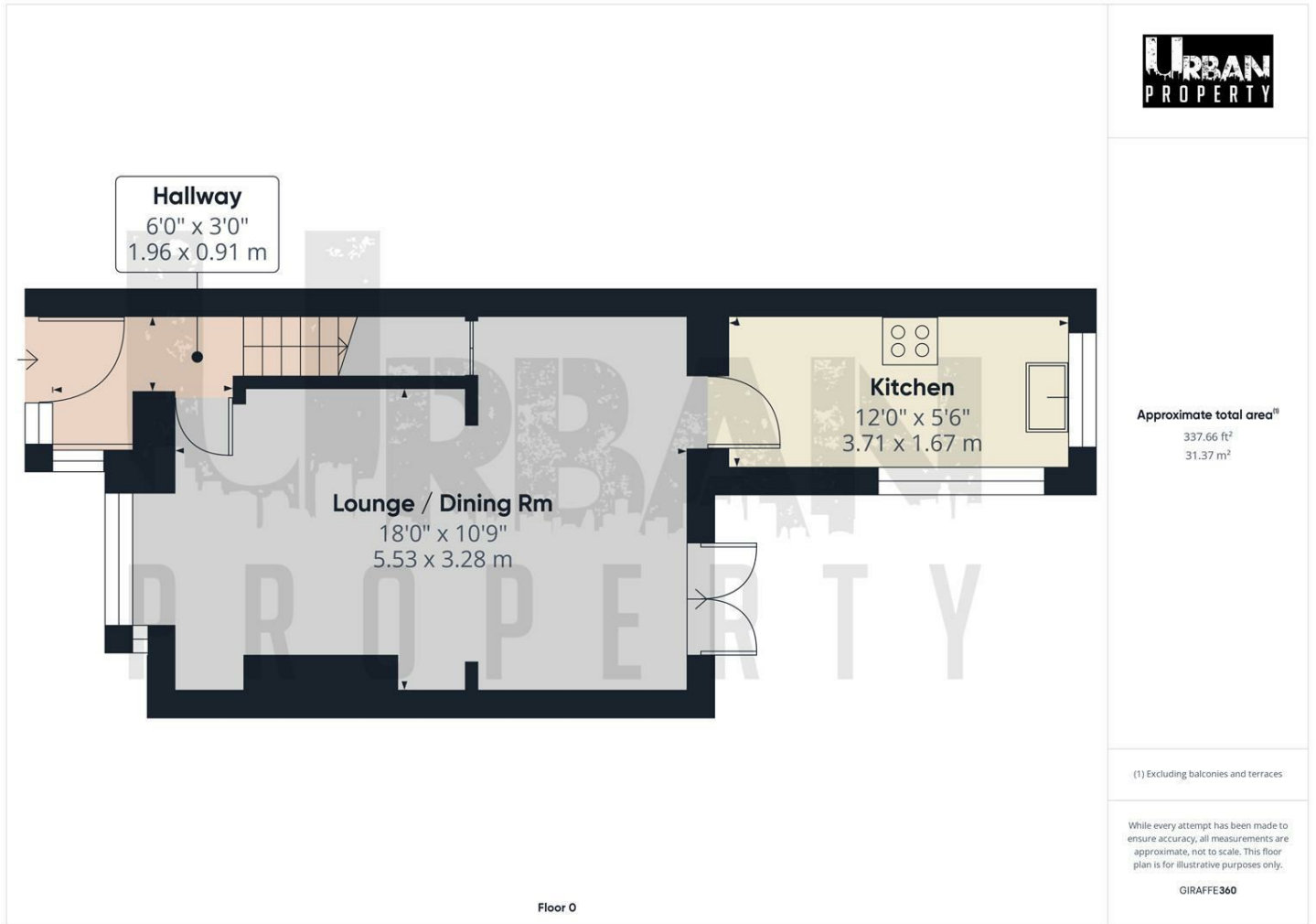
-To arrange a viewing for this property please contact Urban Property 01482 226560 350 Holderness Road Hull HU9 3DQ.

-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.

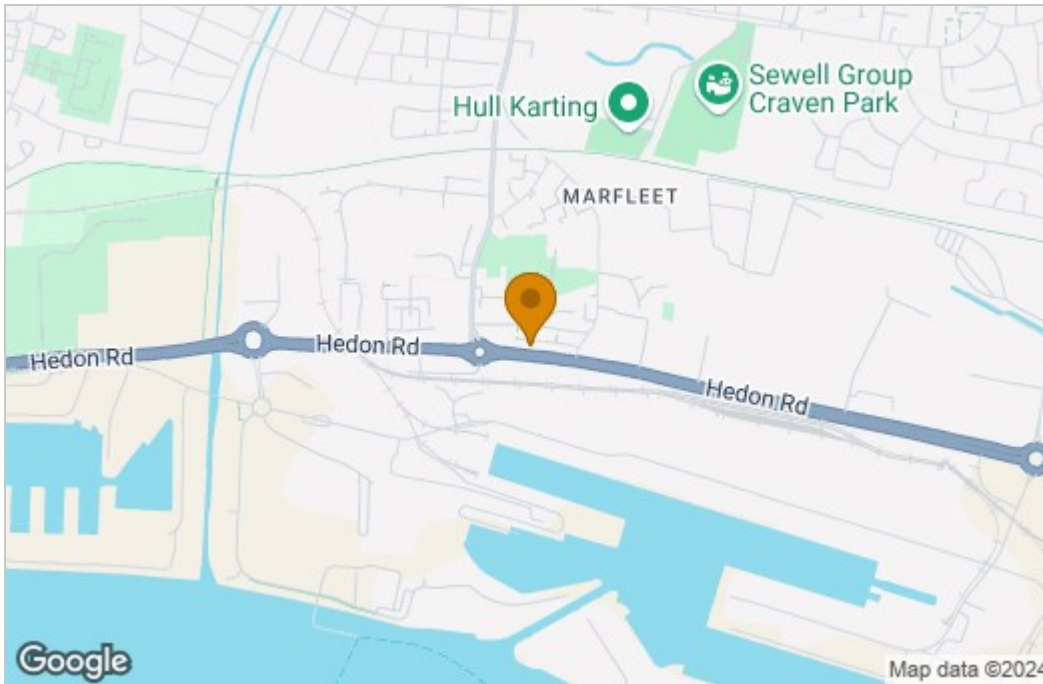
All mortgages are subject to status and valuation.

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

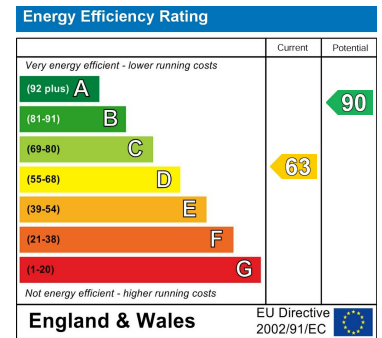
## Floor Plan



## 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.

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