



**13 Folkestone Street, Hull, HU5 1BH**

**£99,950**

Brought to the market with NO CHAIN involved! This double story extended two bedroom mid terraced property is an ideal investment opportunity with a rental potential of £695pcm! Situated in this popular residential area close by to local amenities and bus routes! Installed with gas central heating and double glazing. Accommodation briefly comprises: Entrance hallway, lounge (could be used as 3rd bedroom), dining room and kitchen to the ground floor. The first floor comprises: landing, two bedrooms, bathroom and a separate W/C. To the exterior is a fully enclosed rear yard deigned for ease of maintenance. This property is larger than than most in this area due to the double story extension to the rear! Arrange your viewing today!

Ground floor

Entrance hallway

With entrance door, laminate flooring, stairs off and doors to:

Lounge (Could be used as third bedroom)

With window to the front, carpet flooring and radiator.

Dining room

With laminate flooring, radiator and under stairs cupboard. Open plan to kitchen.

Kitchen

With window to the rear, vinyl flooring, radiator, wall mounted boiler, range of wall & base units with complimenting work surface & tiling to splash backs, electric oven, gas hob, stainless steel extractor hood, stainless steel sink unit with chrome mixer tap over, plumbing for automatic washing machine and door to rear.

First floor

Landing

With doors to:

Bedroom one

With window to the front, carpet flooring and radiator.

Bedroom two

With window to the rear, carpet flooring, radiator and fitted wardrobe.

Bathroom

With vinyl flooring, radiator, part tiled walls, pedestal hand wash basin and panel enclosed bath with mains shower over.

W/C

With low flush w/c and pedestal hand wash basin.

Exterior

To the rear is a fully enclosed yard designed for ease of maintenance.

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 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.

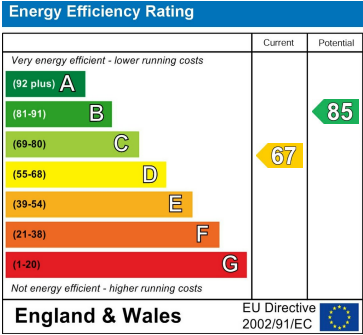
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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