



40 Estcourt Street, Hull, HU9 2RP

**£85,000**

Brought to the market with NO CHAIN involved! This three bedroom semi detached property is an ideal investment opportunity! Situated in this convenient location close by to local amenities and bus links into the city centre. Installed with gas central heating and double glazing. Accommodation briefly comprises; entrance hallway, lounge, dining, kitchen and bathroom to the ground floor. To the first floor are three bedrooms. To the exterior is a rear yard.

## Ground floor

### Entrance hallway

With entrance door, stairs and door to:

### Lounge

With window to the front, carpet flooring and radiator.

### Dining room

With window to the rear, laminate flooring and radiator.

### Kitchen

With window to the rear, vinyl flooring, radiator, range of wall & base units with contrasting work surface & tiling

### Bathroom

With windows to the rear, tiled flooring, radiator, pedestal hand wash basin, low flush w/c and panel enclosed bath.

## First floor

### Bedroom one

With window to the front, carpet flooring and radiator.

### Bedroom two

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

### Bedroom three

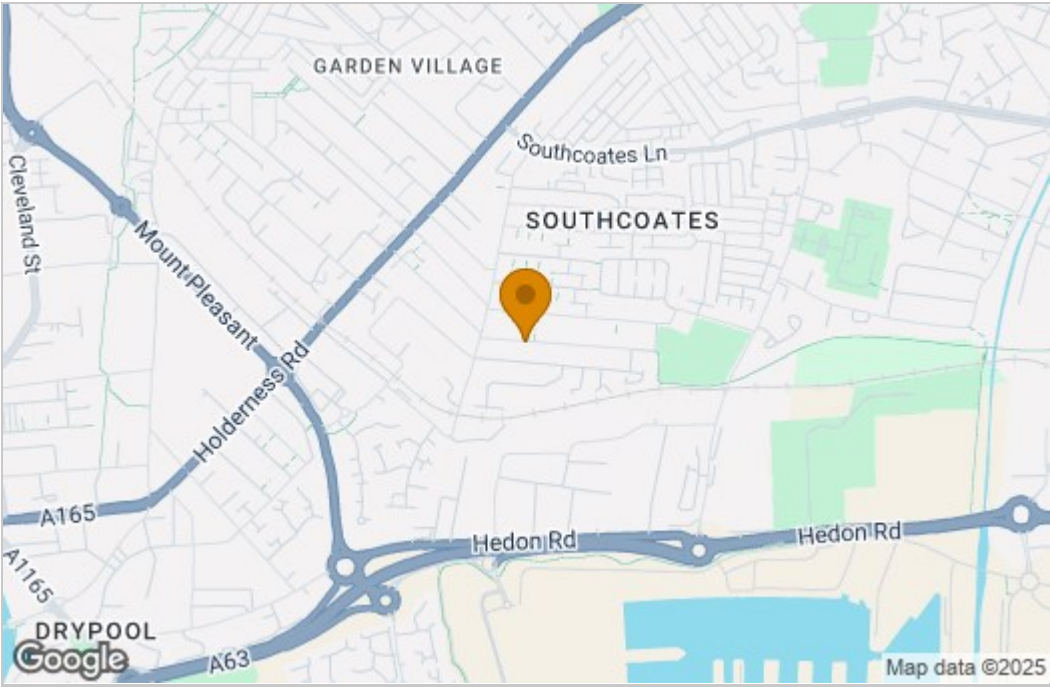
With window to the rear, carpet flooring and radiator.

### Exterior

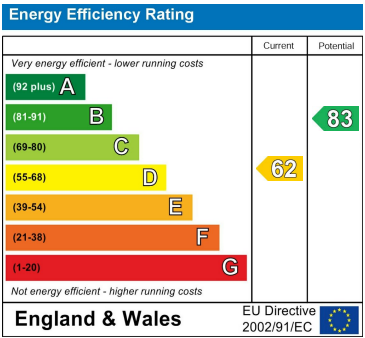
To the exterior is a rear yard designed for ease of maintenance.

Floor Plan

Area Map



Energy Efficiency Graph



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