



**115 Telford Street, Hull, HU9 3DZ**

**Offers Over £110,000**

Brought to the market with NO CHAIN involved! This two bedroom mid terraced property is priced for a swift sale! Situated in this popular residential location close by to local amenities, bus links and East Park! Installed with gas central heating and double glazing. Accommodation briefly comprises; entrance hallway, lounge, dining room, kitchen and W/C to the ground floor. The first floor comprises; landing, two bedrooms and a wet room. To the exterior is a front yard with path to entrance and a fully enclosed rear garden designed for ease of maintenance with storage shed.

## Ground floor

### Entrance hall

With entrance door and doors to:

Lounge - 3.36m x 3.64m

With windows to the front, laminate flooring and radiator. Open plan to dining room.

Dining room - 4.6m x 3.03m

With window to the rear, laminate flooring and radiator.

Kitchen - 2.1m x 4.9m

With window to the rear, tiled flooring, range of wall & base units with contrasting work surface & tiling to splash backs, sink unit with mixer tap over, plumbing for automatic washing machine, electric oven, gas hob and rear door.

### Downstairs W/C

With window to the rear, tiled flooring, tiled walls and low flush w/c.

## First floor

### Landing

With doors to:

Bedroom one - 4.6m x 4.67m

With windows to the front, carpet flooring, radiator and fitted wardrobes.

Bedroom two - 2.83m x 3.22m

With window to the rear, carpet flooring and radiator.

### Wet room

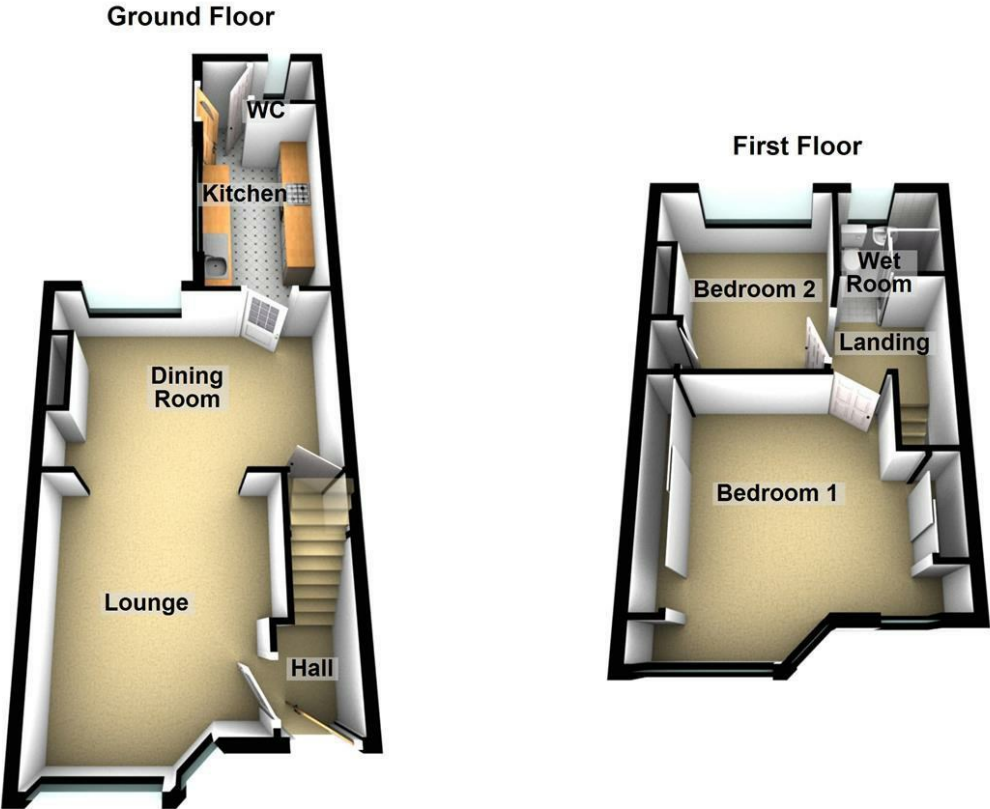
With window to the rear, vinyl flooring, tiled walls, low flush w/c, pedestal hand wash basin and wall mounted electric shower unit.

### Exterior

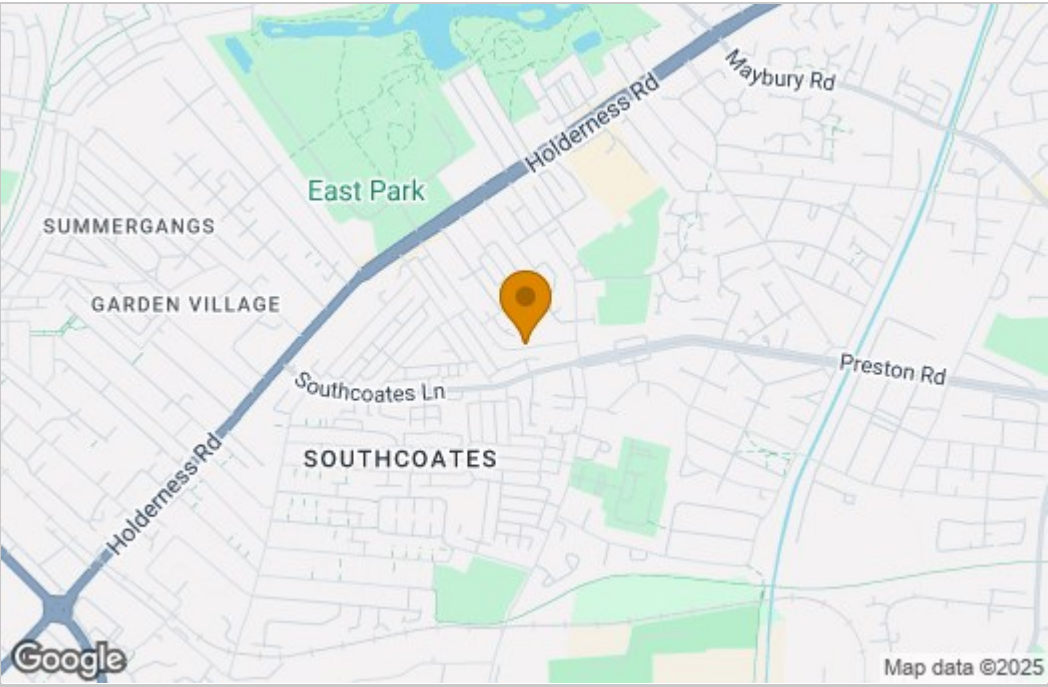
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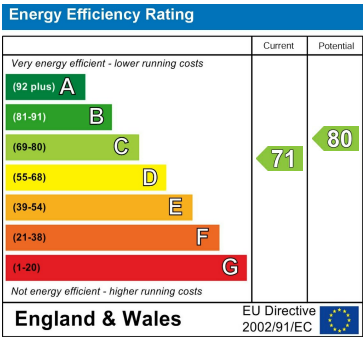
Floor Plan



Area Map



Energy Efficiency Graph



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