



## 2 Hales Entry, Hull, HU9 1PY

### Asking Price £140,000



Welcome to this charming, newly modernised two-bedroom house located in the desirable area of Victoria Dock, Hull. Spanning an impressive 753 square feet, this property offers a perfect blend of comfort and contemporary living.

Upon entering, you will find a welcoming reception room that provides an ideal space for relaxation or entertaining guests. The house features two well-proportioned bedrooms, perfect for a small family or professionals seeking extra space. The newly fitted bathroom boasts modern fixtures and a stylish design, ensuring a refreshing experience.

One of the standout features of this property is the large rear garden, which offers ample outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the convenience of driveway parking adds to the appeal, making it easy for you and your guests to come and go.

Built in 1997, this home has been thoughtfully updated to meet the needs of today's lifestyle while retaining its charm. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to own a lovely home in a friendly neighbourhood.

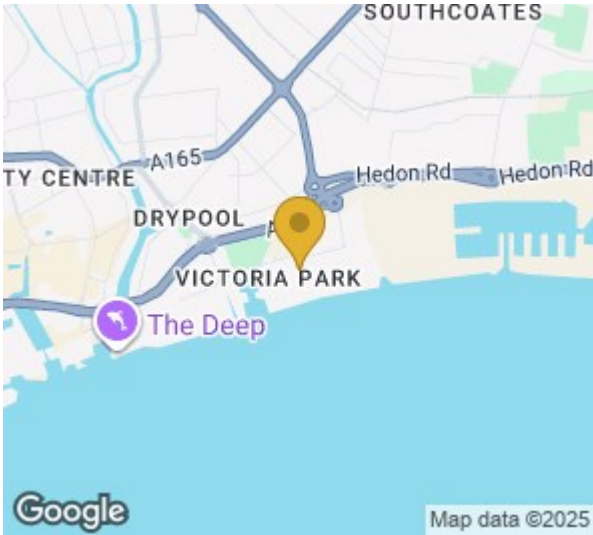
Do not miss the chance to make this delightful house your new home. Contact us today to arrange a viewing and experience all that this property has to offer.

Room measurements:

### VIEWING

To arrange a viewing on this property or require further information please contact one of our team on 01482 342445





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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