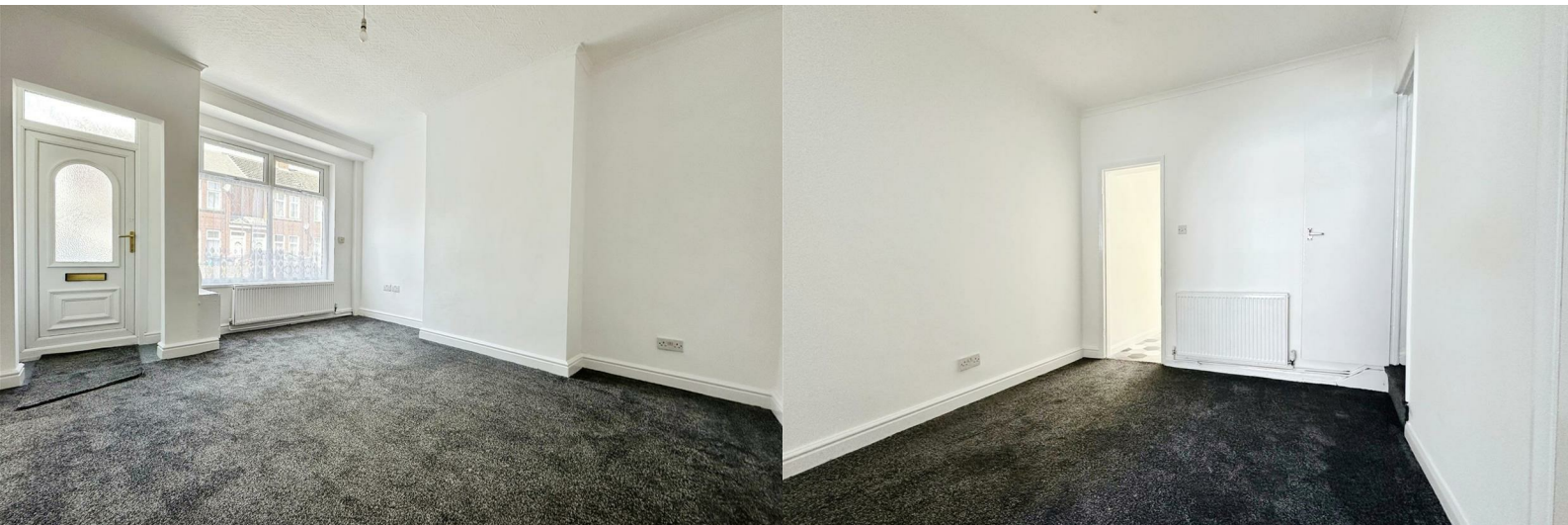




**85 Dorset Street**  
Hull, HU4 6PP

Guide price £70,000



# 85 Dorset Street

, Hull, HU4 6PP

Guide price £70,000



## Ground Floor:

### Entrance

To the front via UPVC double glazed door. Opening into:

### Lounge

14'2" x 11'11" (4.33m x 3.64m)

To the front, with UPVC double glazed window, carpet flooring and radiator. Opening into:

### Dining Area

9'3" x 8'6" (2.83m x 2.60m)

With staircase to first floor level, understairs storage cupboard, carpet flooring and radiator.

### Inner Hallway

Providing access to the bathroom and kitchen.

### Kitchen

10'10" x 8'6" (3.32m x 2.61m)

To the rear of the property, with UPVC double glazed window and door to yard. Fitted with a range of base units, laminated worksurfaces, tiling to splashback areas, inset stainless steel sink unit, inset four ring gas hob and built in electric oven below. Wall mounted combi boiler, vinyl flooring and radiator.

### Bathroom

8'3" x 5'5" (2.52m x 1.66m)

A three piece suite, comprising panelled bath with mixer taps and shower attachment, pedestal sink unit and low level WC. With skylight, UPVC cladding to splashback areas, vinyl flooring and radiator.

## First Floor:

### Landing

Providing access to both bedrooms and hatch to the loft space.

### Bedroom One

13'0" x 11'9" (3.97m x 3.60m)

Double bedroom to the front with UPVC double glazed window, storage cupboard, carpet flooring and radiator.

### Bedroom Two

9'9" x 9'0" (2.98m x 2.75m)

Second double bedroom to the rear with UPVC double glazing, storage cupboard, carpet flooring and radiator.

### Outside

Externally, to the front is a forecourt garden providing access to the front door and the rear is a low maintenance garden, with gate providing access to passageway beyond.

### Council Tax

We have been advised the property is council tax band A, payable to Hull City Council.

## ADDITIONAL INFORMATION

Tenure:

Freehold

### Disclaimer:

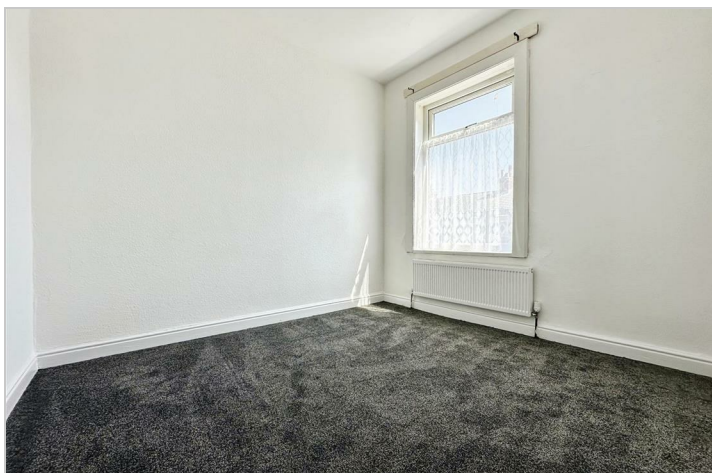
Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that

any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.

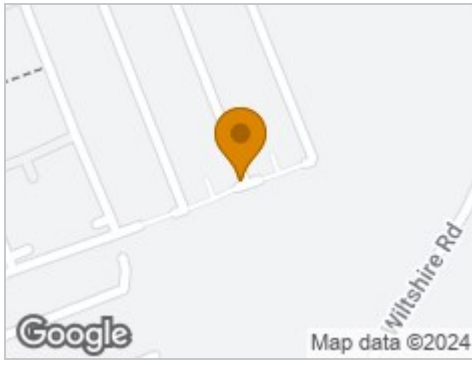
#### Agents Notes

We wish to disclose that this property is being sold by a member / a close friend of a member / a relative of a member of staff at Riverside.

We are obliged to disclose this information in line with current legislation.



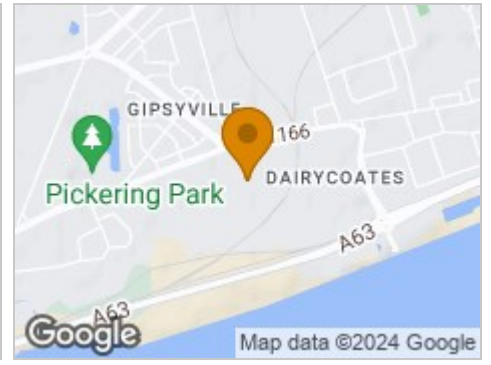
## Road Map



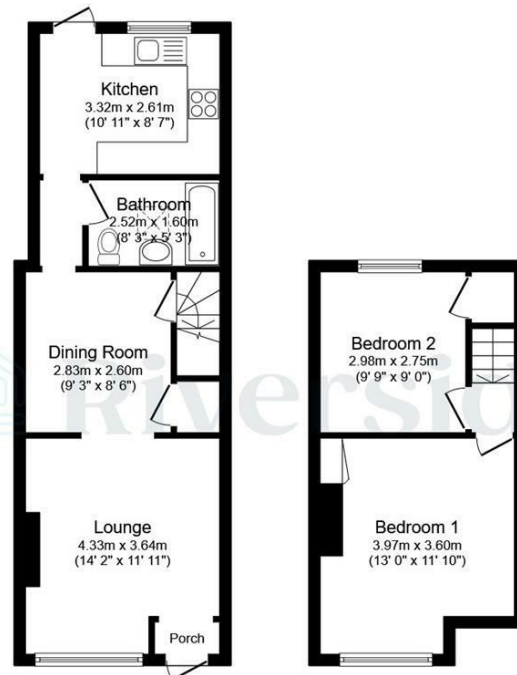
## Hybrid Map



## Terrain Map



## Floor Plan



**Ground Floor**  
 Floor area 40.2 sq.m.  
 (433 sq.ft.)

**First Floor**  
 Floor area 24.6 sq.m.  
 (264 sq.ft.)

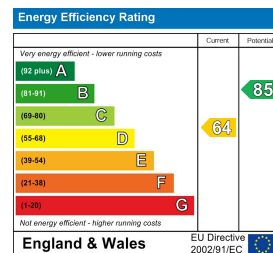
**TOTAL: 64.8 sq.m. (697 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

## 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.