



Royston Grove

Hull, HU8 7SG

- Two Bedroom Mid-Terrace
- Popular Location
- Great Transport Links Nearby
- Recently Refurbished - Move-In Ready
- Close to Amenities
- Well Regarded School Catchment Area

Asking price £105,000





A well located two-bedroom mid-terrace home offering excellent value for first-time buyers, investors or small families. This property has been recently refurbished, with new floorings throughout and decorated in modern tones, this home is ready to move straight into. Conveniently positioned in the HU8 area, this property offers superb access to local amenities, schools, and public transport. This home ticks many boxes for buyers wanting both convenience and value.

Contact us now to arrange your viewing!!



Entrance Hall

Carpeted entrance hall area with stairs leading to first floor and door leading to lounge.

Lounge

12'10" x 13'8"

With carpet flooring, uPVC bay window, radiator and door leading to the kitchen/diner.

Kitchen/Diner

16'2" x 7'4"

Modern fitted kitchen with wall and base units, laminate worktops, integrated oven and gas hob and extractor unit. With understairs storage cupboard, combi boiler, radiator, lino flooring, uPVC window and uPVC door leading to rear garden.

Bedroom 1

14'8" x 9'10"

Large main bedroom with storage cupboard. Also comprising carpet flooring, radiator and uPVC window.

Bedroom 2

11'2" x 8'8"

Double room with uPVC window, carpet flooring and radiator.

Bathroom

6'5" x 5'4"

Modern and sleek family bathroom with partially tiled walls, WC, sink basin, bath with overhead rainfall shower, uPVC window, radiator and lino flooring.

Rear Garden

Large rear garden with paved patio area leading to large grassed area with concrete hardstanding at the bottom of the garden. There is also a side gate allowing access.

External

To the front of the property there is a low maintenance grassed front garden, with fencing around the borders. There is also a shared side passageway leading to side gate which provides access to the rear garden.

Additional Information

- Tenure type - Freehold
- Local Authority - Hull City Council
- Council tax band - A
- Energy performance certificate rating (EPC) - C
- Services - Mains water, electricity, gas and drainage are connected to the property

Disclaimer

These details are intended to give a fair description only and their

accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate Agents have not tested any apparatus, equipment, fixtures or services, so cannot confirm that they are in working order and the property is sold on this basis.

Free Valuation

Thinking of selling or letting?

If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly in-person property valuations. Please get in touch and we will arrange a no-obligation property appraisal.

Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Mortgages

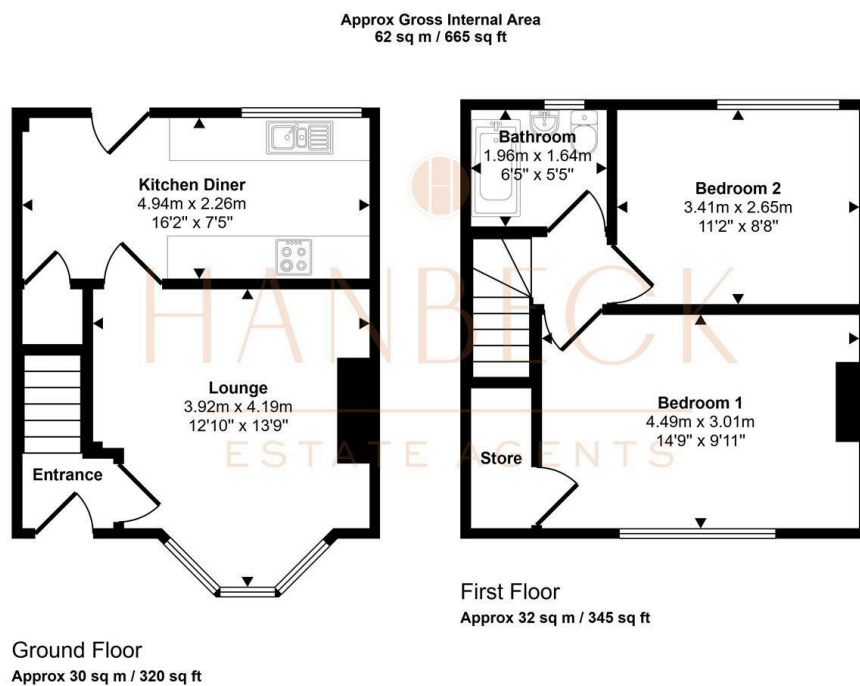
Hanbeck Estate Agents can introduce you to independent financial advisors who have access to the whole of the mortgage market. Get in touch today for a free no obligation consultation.

Viewings

Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.



Local Authority **Hull City Council**
Council Tax Band **A**
EPC Rating **C**



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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