



**Rydal Street, Hartlepool TS26 9BA**

**welcome to**

## **Rydal Street, Hartlepool**

- NO ONWARD CHAIN
- DOWNSTAIRS BATHROOM
- ON STREET PARKING
- REAR YARD
- GOOD RENTAL YIELDS

Tenure: Freehold EPC Rating: F

# £40,000

### **Entrance Lobby**

Inner door leading to:-

### **Living Room**

14' 9" maximum x 13' 6" maximum ( 4.50m maximum x 4.11m maximum )  
UPVC double glazed window to front, fireplace with gas fire, radiator, walk in understairs storage cupboard.

### **Internal Lobby**

Staircase to first floor.

### **Kitchen / Diner**

13' 2" x 8' 3" ( 4.01m x 2.51m )  
UPVC double glazed window to rear, fitted with white wall and base units, stainless steel sink/drainer unit, recess and plumbing for washing machine, radiator.

### **Rear Lobby**

Door to rear yard.

### **Bathroom**

UPVC double glazed opaque window to side, bath with electric shower over, low level low flush WC, pedestal wash hand basin, chrome heated towel rail, wall mounted gas central heating boiler.

### **First Floor Landing**

UPVC double glazed window to rear.

### **Bedroom 1**

13' 7" maximum x 12' ( 4.14m maximum x 3.66m )  
UPVC double glazed window to front, storage cupboard, radiator.

### **Bedroom 2**

7' 2" maximum x 8' 9" maximum ( 2.18m maximum x 2.67m maximum )  
(including overstairs bulk head), UPVC double glazed window to rear, radiator, loft void access.

### **Externally**

#### **Front**

On street parking.

#### **Rear Yard**



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#### **Property Ref:**

HAR118548 - 0003

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