



**Clumber Street, Hull HU5 3RH**



**Welcome to**

**Clumber Street, Hull**

PUBLIC NOTICE:

DATE: 22/11/2024

39 Clumber Street, Hull, HU5 3RH



**Entrance Hall**

Double glazed entrance door to the front and a radiator.

**Cloakroom**

Single glazed window to the side and low level W/C.

**Lounge/ Diner**

24' 4" max x 15' 7" max ( 7.42m max x 4.75m max )

Double glazed bay window to the front, double glazed window to the rear, understairs cupboard and two radiators.

**Kitchen**

10' 7" x 9' 5" ( 3.23m x 2.87m )

Fitted kitchen with a range of wall and base units, 4 ring gas hob with hood over, gas cooker point, stainless steel sink, plumbing for an automatic washing machine, dishwasher, tiled floor, radiator, single glazed window to the side and single glazed window to the rear.

**Rear Hall**

Double glazed door to the side, single glazed window to the side and a radiator.

**Landing**

Split level landing with access to the loft.

**Bedroom 1**

10' 10" max x 14' 5" max ( 3.30m max x 4.39m max )

Two double glazed windows to the front, fitted wardrobes and a radiator.

**Bedroom 2**

11' x 10' 2" max ( 3.35m x 3.10m max )

Double glazed window to the rear, recess storage and a radiator.

**Bathroom**

Bathroom with corner bath, corner shower, low level W/C, pedestal wash hand basin, recess storage housing the boiler, double glazed window to the side and double glazed window to the rear.



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## Welcome to

### Clumber Street, Hull

- 2 Bedroom Mid Terraced Property
- Requires A Degree Of Upgrading
- Dukeries Location
- Great Local Amenities
- No Chain

Tenure: Freehold EPC Rating: D

# £90,000

### Directions to this property:

See below map for property location, for further information please contact the Residential Sales Team on 01482 447748.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA119292 - 0005

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