



Grafton Street, Hull HU5 2NR

welcome to

Grafton Street, Hull

Situated in this ever popular location, the property is close to an array of amenities, the University and has bus routes to the City centre.



Entrance Hall

UPVC style entrance door to the front and a radiator.

Lounge

14' 4" max x 9' 8" max (4.37m max x 2.95m max)

Double glazed bay window to the front, feature fire surround with gas fire and a radiator.

Dining Room

11' 5" max x 12' 9" max (3.48m max x 3.89m max)

Double glazed french style doors, feature fire surround with gas fire, understairs cupboard and a radiator.

Kitchen

8' 3" x 6' 9" max (2.51m x 2.06m max)

Fitted kitchen with a range of shaker style wall and base units, work surfaces, gas cooker point, stainless steel sink, plumbing for an automatic washing machine, boiler and double glazed window to the side.

Bathroom

Bathroom with panelled bath with shower over, low level W/C, pedestal wash hand basin, towel style radiator, tiled floor and double glazed window to the side.

Landing

Access to the loft.

Bedroom 1

11' 9" x 14' 2" (3.58m x 4.32m)

Double glazed entrance door to the front and a radiator.

Bedroom 2

11' 4" x 14' 2" max (3.45m x 4.32m max)

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

Storage Area

7' 11" x 6' 10" (2.41m x 2.08m)

Double glazed window to the side and access to the loft.

Front Garden

Low maintenance front yard.

Rear Garden

Concrete yard.



view this property online williamhbrown.co.uk/Property/NEA119491



welcome to

Grafton Street, Hull

- 2 Bedroom Mid-Terraced Property
- Ideal Investment Opportunity
- To Be Sold With Tenant In Situ
- Highly Sought After Location
- Extended Property

Tenure: Freehold EPC Rating: E
Council Tax Band: A

directions to this property:

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

£100,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA119491



Property Ref:
NEA119491 - 0007

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 447748



NewlandAvenue@williamhbrown.co.uk



82 Newland Avenue, HULL, East Yorkshire, HU5 3AB



williamhbrown.co.uk