



**Lonsdale Street, Hull HU3 6PA**

**welcome to**

**Lonsdale Street, Hull**

Situated in this ever popular location, this 3 bedroom mid terrace property is ideal for investment and it is walking distance of local amenities and Hull Royal Infirmary.





### Entrance Hall

With a radiator, stairs leading to upper floor and a door to the front.

### Lounge

11' 8" max x 13' 7" max ( 3.56m max x 4.14m max )

With a radiator and a double glazed bay window to the front.

### Dining Room

12' 2" max x 9' 8" max ( 3.71m max x 2.95m max )

With a radiator and a double glazed window to the rear.

### Kitchen

13' 1" max x 9' max ( 3.99m max x 2.74m max )

With a fitted kitchen, wall and base units, work surfaces, stainless steel sink and drainer unit, space an oven, space for a fridge freezer, a radiator and double glazed windows to the side.

### Utility Room

5' 4" x 5' 1" ( 1.63m x 1.55m )

With plumbing for a washing machine and shelving.

### W/C

Ground floor toilet

### Landing

With a storage cupboard and access to the loft.

### Bedroom 1

16' 9" max x 10' 10" max ( 5.11m max x 3.30m max )

With a storage cupboard, a radiator and a double glazed windows to the front.

### Bedroom 2

12' 2" max x 11' 5" max ( 3.71m max x 3.48m max )

With a fireplace, shelving, a radiator and a double glazed window to the rear.

### Bedroom 3

8' 11" max x 7' max ( 2.72m max x 2.13m max )

With a boiler unit and a double glazed window to the rear.

### Bathroom

With a W/C, wash hand basin, a bath with shower over, a radiator and a double glazed window to the side.

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With a W/C, wash hand basin, a bath with shower over and a double glazed window to the side.

### Front Garden

with a path, a wooden fence surround and a gate leading to the rear.

### Rear Garden

A yard style garden.



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**welcome to**

## **Lonsdale Street, Hull**

- Highly convenient location
- Close to Hull Royal Infirmary
- Minutes away from local amenities
- First time buyer/ investment opportunity
- 3 Bedroom House

Tenure: Freehold EPC Rating: D

Council Tax Band: A

### **directions to this property:**

Please see the map below for property location, for more information on the local area please contact your local residential team on: 01482 447748.

**£80,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA119850 - 0002

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