



**Beech Grove, Hull HU5 2QY**

**welcome to**

**Beech Grove, Hull**

Located off Princes Road, this 2 bedroom Property is an ideal investment opportunity and also benefits from a boarded loft space with a fitted staircase.



### Entrance Hall

With a door to the front, stairs leading to the upper floor and access to the living area.

### Lounge

11' 5" x 10' 11" plus bay ( 3.48m x 3.33m plus bay )  
A spacious living area with a radiator, a double glazed bay window and access to the dining area.

### Dining Area

11' 3" x 10' 11" ( 3.43m x 3.33m )  
With a storage cupboard, a radiator and access to the kitchen.

### Kitchen

6' 10" x 10' 4" ( 2.08m x 3.15m )  
Housing a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, a integrated hob, a integrated gas oven, a cooker hood, a boiler unit, a double glazed window to the rear and a door to the rear garden.

### Back Hall

With plumbing for a washing machine, space for a fridge freezer and a radiator.

### Ground Floor Bathroom

With a W/C, a wash hand basin, a bath with a mixer tap and a double glazed window to the rear.

### Landing

With access to the bedrooms and stairs leading to the loft space.

### Bedroom 1

14' 3" x 10' 11" ( 4.34m x 3.33m )  
A good sized main bedroom with a radiator and a double glazed window to the front.

### Bedroom 2

8' 8" x 11' ( 2.64m x 3.35m )  
With a storage cupboard, a radiator and a double glazed window to the rear.

### Loft Space

13' 1" x 11' 1" ( 3.99m x 3.38m )  
A spacious boarded loft with a radiator and a double glazed sky light.



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## **Beech Grove, Hull**

- Ideal investment opportunity
- Boarded loft space with fixed staircase
- Close to local amenities
- Easy bus routes to city centre

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

offers over

**£80,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NEA120040 - 0002

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