



**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.

### **Open Lounge/ Dining Area**

11' 8" x 22' 5" ( 3.56m x 6.83m )

A spacious living and dining area with a storage cupboard, 2 radiators, a feature fireplace surround, access to the kitchen and ground floor bathroom and a double glazed bow window to the front.

### **Kitchen**

10' 3" x 7' ( 3.12m x 2.13m )

Housing a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, plumbing for a washing machine, space for appliances, a window to the rear and a door leading to the rear garden.

### **Ground Floor Bathroom**

With a W/C, a wash hand basin, a bath, a radiator and a window to the rear.

### **Landing**

With a storage cupboard, access to the bedrooms and stairs leading to the boarded loft.

### **Bedroom 1**

10' 11" x 14' 6" ( 3.33m x 4.42m )

A good sized bedroom with a window to the front.

### **Bedroom 2**

11' x 9' ( 3.35m x 2.74m )

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

### **Loft Space**

11' x 13' 1" ( 3.35m x 3.99m )

A large boarded loft area with a radiator and a double glazed sky light.



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**welcome to**

## **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: E  
Council Tax Band: A

offers over  
**£80,000**



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

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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA120041 - 0002

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