









welcome to

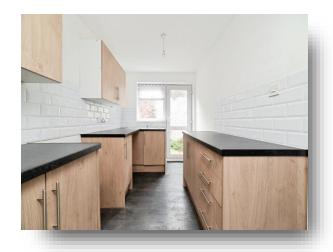
Beech Grove, Hull

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.





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:

on: 01482 447748

See below map for property location, for more information on

the local area please contact your local residential sales team



De Grey St Prince & Rd Queens Rd Queens Rd Map data ©2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA120041



Property Ref: NEA120041 - 0002 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.





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