



Derwent Grove Princes Road, Hull HU5 2SF

welcome to

Derwent Grove Princes Road, Hull

Two bedroom well presented end of terraced house, sold with tenants in situ and situated just off of Newland Avenue making it a prime investment opportunity.



Entrance Hall

With a door to the front leading into the property, a radiator, stairs leading to the upper floor and access to the lounge.

Open Plan Lounge/ Kitchen

21' 3" x 12' 6" (6.48m x 3.81m)

Housing a fitted modern kitchen with a range of wall and base units, complementing work surfaces, a sink and drainer unit, an integrated oven, an integrated hob, a cooker hood, space for a fridge freezer, a cupboard that has plumbing for a washing machine, two radiators, a double glazed bay window to the front and double glazed patio doors leading to the rear garden.

Bedroom 1

13' 10" x 10' 8" (4.22m x 3.25m)

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

Bedroom 2

11' 6" x 9' 11" (3.51m x 3.02m)

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

Shower room

With a W/C, a vanity wash hand basin, a walk in shower, a ladder radiator and a double glazed window to the side.

Front Garden

With a paved area and a brick wall surround.

Rear Garden

With a paved area, a brick wall surround and a wooden gate.



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Derwent Grove Princes Road, Hull

- INVESTMENT OPPORTUNITY
- SOLD WITH TENANTS IN-SITU
- TWO BEDROOM END TERRACED HOUSE
- FRESHLY RENOVATED
- MODERN

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

offers in the region of

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NEA120471 - 0002

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directions to this property:

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



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