



Brazil Street, Hull



**OIRO £59,500**



## Key Features

- Popular Residential Location
- Close to Local Amenities
- Good Transport Links
- First Floor Bathroom
- Boarded Loft Space
- Rear Yard
- EPC rating E
- Freehold





**ATTENTION INVESTORS AND FIRST TIME BUYERS!**

**CASH BUYERS ONLY**

Offered to the market with no upward chain, this property is an ideal opportunity for an investor or young family wanting to put their own stamp on the property.

Situated in close proximity to Holderness Road providing easy access to an array of shops and amenities, as well as excellent transport links to Hull City Centre.

This two bedroom terraced property briefly comprises of an entrance hallway, lounge / diner, kitchen and bathroom to the ground floor. To the first floor there are two double bedrooms. There is also a boarded loft space accessed via a fixed staircase.

Externally there is a rear yard.

**NO UPWARD CHAIN INVOLVED**

**External Approach**

To the front of the property is a small fenced frontage with footpath leading to the front door.

**Entrance Hallway**

Black composite door providing access into the entrance hallway, providing access to the lounge / diner and staircase to first floor landing.

Laminate to flooring.

**Lounge / Diner 3.34m x 7.91m (max to extents)**

Through lounge / diner accessed directly from the hallway with bay window to the front aspect of the property, feature fireplace with gas inset fire, hearth and surround. Window to the rear aspect and door providing access to the kitchen.

Carpet to flooring.

**Kitchen 2.20m x 4.47m (max to extents)**

The kitchen comprises a range of base and wall units in wood effect with contrasting laminate worktop, stainless steel single bowl sink with tiled splashback.

Cooking appliances include integrated gas hob, electric oven and cassette type extractor overhead. Space / plumbing for washing machine.

Two windows overlooking the rear yard and composite door providing access.

**Landing**

Split level landing providing access to two first floor bedrooms and bathroom. Fixed staircase leading to the second floor attic space.

**Bedroom 1 4.39m x 3.42m (14'5" x 11'2")**

Large double bedroom with two windows overlooking the front aspect of the property.



Carpet to flooring.

### Bedroom 2 2.64m x 3.73m (max to extents)

Double bedroom with window overlooking the rear aspect of the property.

Carpet to flooring.

### Bathroom 2.33m x 2.03m (7'7" x 6'8")

White three piece bathroom suite comprising close coupled toilet and cistern, pedestal basin and P-Shaped bath with integrated shower / mixer tap. Shower-board to wet area and tiled full height to remaining walls.

UPVC window overlooking the rear yard and lino to flooring.

### Loft Space 4.20m x 3.59m (max to extents)

Accessed via a fixed staircase, ample space that has been boarded and plastered out. Velux window to front aspect and carpet to flooring.

### Rear Yard

Private rear yard with gated access to the rear of the property.

### Services

Mains gas, water, electricity and drainage are connected to the property.

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition.





## Parking

Parking is available on-street only

## Heating

The property has the benefit of a gas fired central heating system (not tested).

## Tenure

The property is freehold.

## Council Tax

Council Tax is payable to the East Riding Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'X'.

## Fixtures and Fittings

Certain fixtures, fittings and furniture may be purchased with the property or may be subject to separate negotiation.

## Mortgages

We are pleased to work with 'Mortgage Advice Bureau', who provide Northwood clients with expert independent mortgage advice.

With access to thousands of mortgages, including exclusive deals that are not available on the high street, the team of agents provide award-winning advice that is tailored to your individual circumstances.

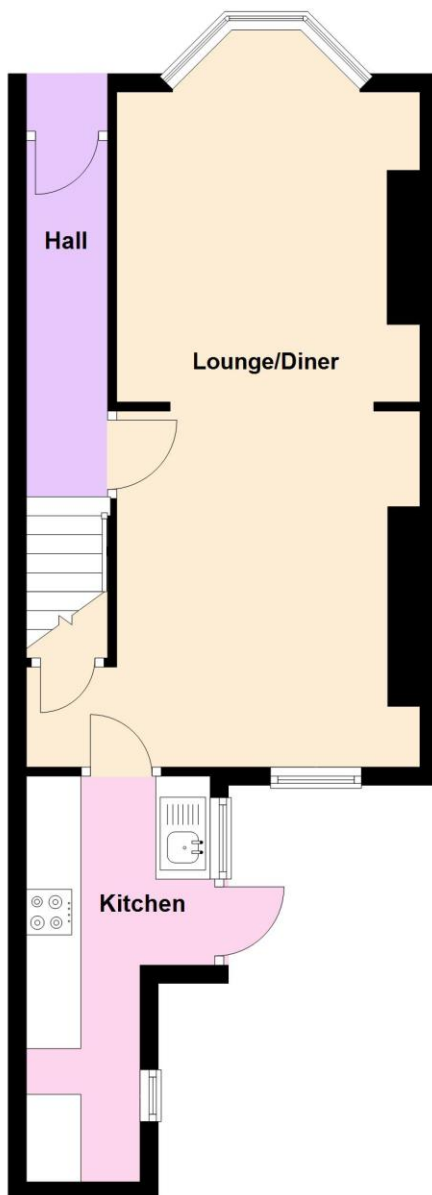
The Mortgage Advice Bureau can help you to find the right mortgage product for you and help with your application every step of the way. We have a dedicated Mortgage advisor who can offer telephone appointments to discuss your individual needs at a time to suit you.

Note: Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



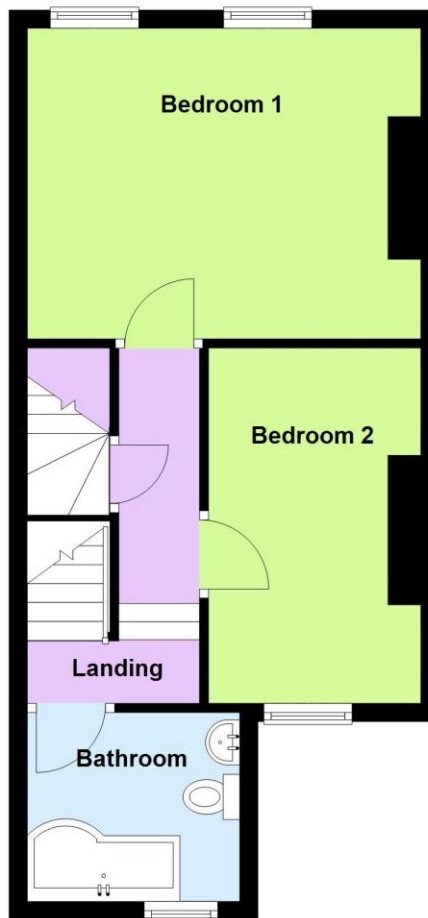
### Ground Floor

Approx. 39.9 sq. metres (429.1 sq. feet)



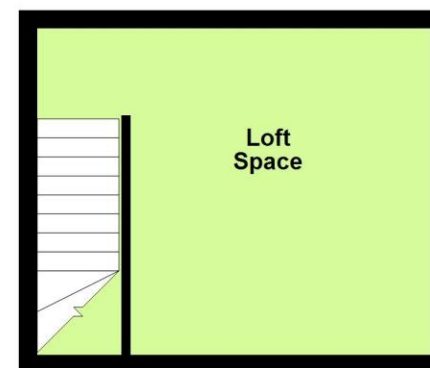
### First Floor

Approx. 37.3 sq. metres (401.5 sq. feet)



### Second Floor

Approx. 15.6 sq. metres (167.6 sq. feet)



Total area: approx. 92.7 sq. metres (998.2 sq. feet)

