



**Clough Road, Hull HU5 1QN**

**welcome to**

**Clough Road, Hull**

Located on Clough Road, this 2 bedroom mid terrace property is situated in a convenient location, close to local amenities and is ideal for a first time buyer



### **Entrance Hall**

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

### **Lounge/ Dining Room**

25' 7" x 10' 5" ( 7.80m x 3.17m )

With two radiators and double glazed windows to the front and rear.

### **Kitchen**

10' 2" x 8' 3" ( 3.10m x 2.51m )

Housing a fitted modern kitchen with a range of base units, complementing work surfaces, a sink and drainer unit, an integrated hob, an integrated oven, a cooker hood, an integrated microwave, plumbing for a washing machine, a boiler unit, a radiator, a double glazed window to the side and a door leading to the rear porch.

### **Rear Porch**

8' 11" x 9' 2" ( 2.72m x 2.79m )

With a storage cupboard and a door leading to the rear garden.

### **Bedroom 1**

12' 8" x 10' 5" ( 3.86m x 3.17m )

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

### **Bedroom 2**

12' 4" x 8' 9" ( 3.76m x 2.67m )

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

### **Bathroom**

With a W/C, a wash hand basin, a bath, a walk in shower and a double glazed window to the rear.

### **Loft Space**

13' 2" x 7' 6" ( 4.01m x 2.29m )

With a radiator and a sky light.

### **Front Garden**

With a path to the door, a brick wall and a wooden gate.

### **Rear Garden**

An easy to maintain garden with a block paved patio, a block paved path, a gravel area, a flower bed, shrubs and a brick wall.



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welcome to

## Clough Road, Hull

- Convenient location
- Ideal first time buyer property
- Close to local amenities
- Easy bus routes to city centre

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

# £120,000



### 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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA120391 - 0002

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