



7 The Dales, Hull, HU9 4QH

£105,000

Offered to the market with no onward chain, this well-presented two-bedroom mid-terrace property would make an ideal first-time purchase or investment opportunity.

The property benefits from off-street allocated parking to the front and is situated within a popular residential area, conveniently located close to local amenities, schools, and excellent bus links.

With gas central heating and double glazing throughout, the accommodation briefly comprises an entrance hallway, a spacious lounge, and a fitted kitchen to the ground floor.

To the first floor, there is a landing leading to two generously sized double bedrooms and a family bathroom.

Externally, the property enjoys an allocated parking space to the front, while to the rear is a fully enclosed garden, providing a private outdoor space ideal for relaxing and entertaining.

Early viewing is highly recommended.

Ground floor

Entrance

With entrance door, laminate flooring and door to:

Lounge

With window to the front, laminate flooring, radiators and stairs off.

Kitchen

With window to the rear, laminate flooring, vertical radiator, range of wall & base units with contrasting work surface, plumbing for automatic washing machine, sink unit with mixer tap, electric oven, halogen hob, extractor hood and door to rear.

First floor

Landing

With carpet flooring and doors to:

Bedroom

With window to the front, laminate flooring and radiator.

Bedroom

With windows to the rear and radiator.

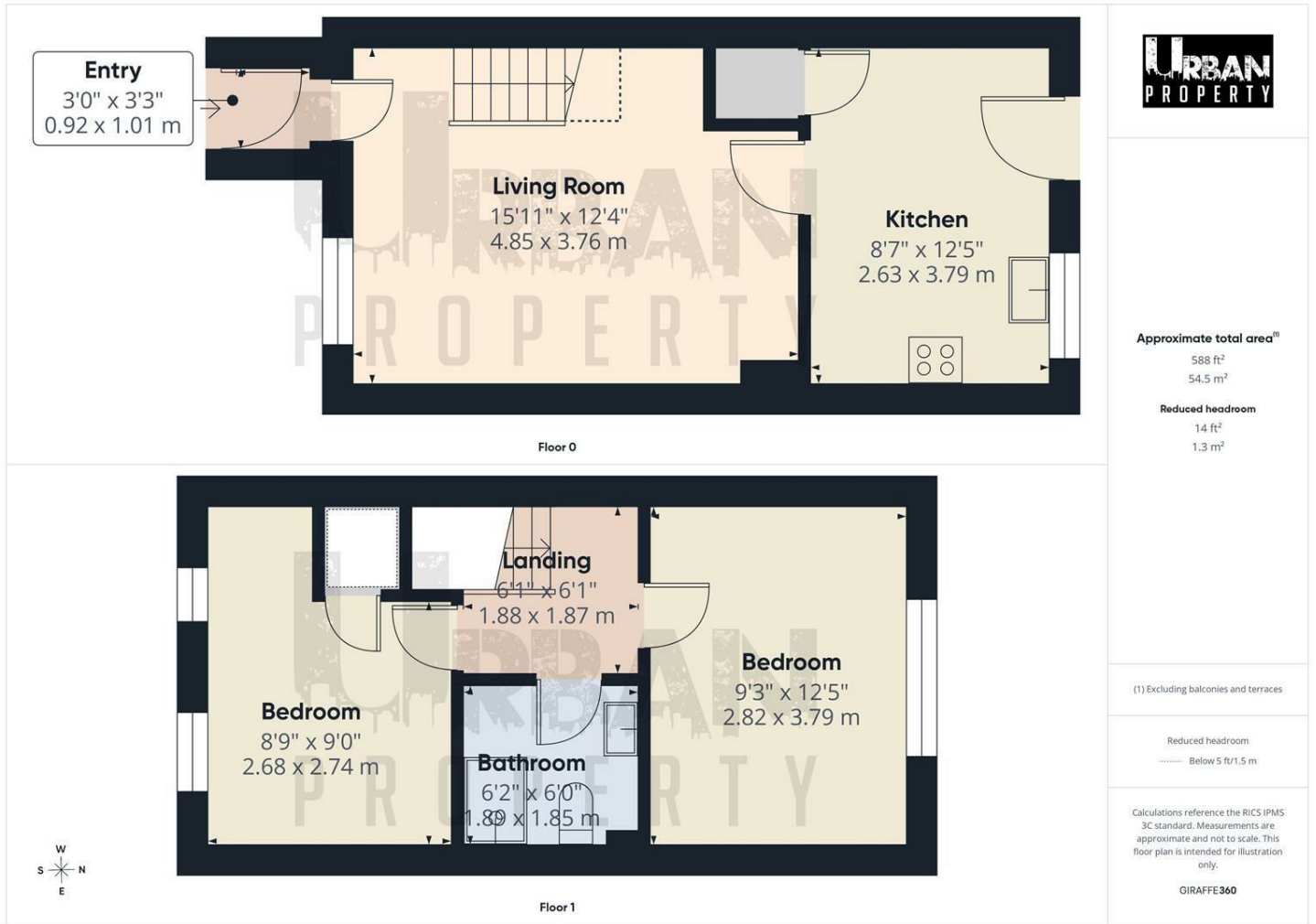
Shower room

With laminate flooring, tiled walls, vertical radiator, low flush w/c, vanity hand wash basin and walk in shower unit

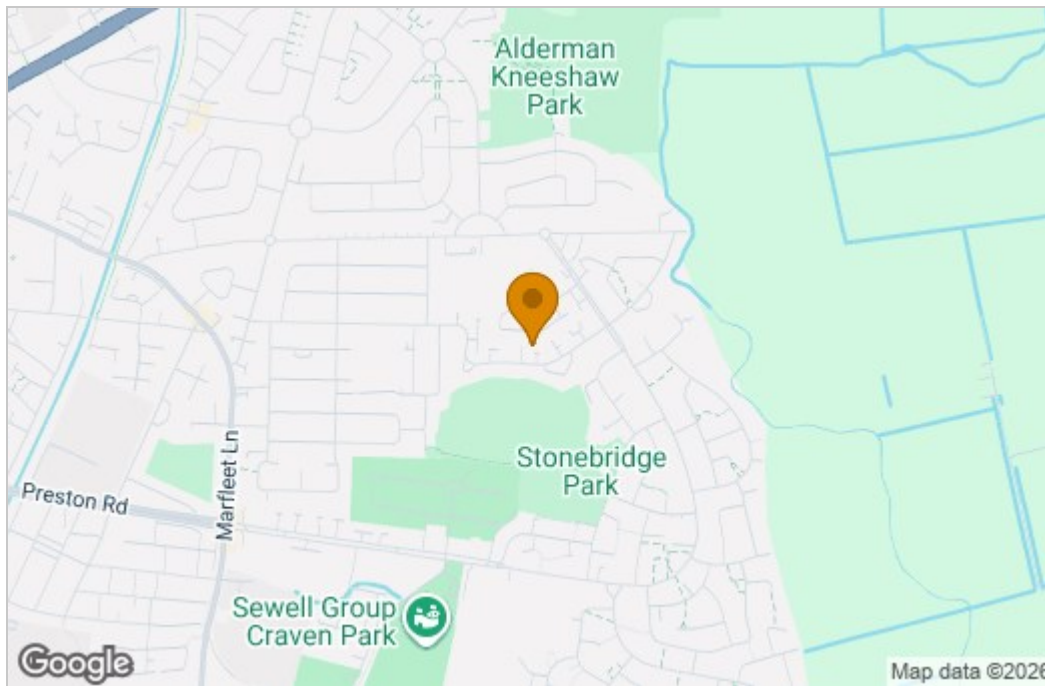
Exterior

To the exterior is an allocated parking space to the front and a fully enclosed rear garden.

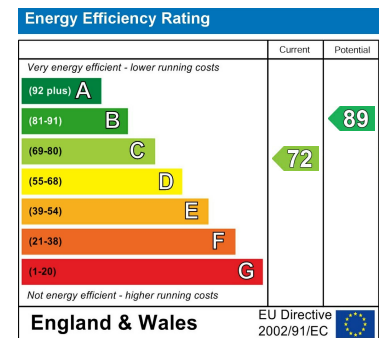
Floor Plan



Area Map



Energy Efficiency Graph



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