



## Catherine Grove

Hull, HU3 3HZ

- Two Bedrooms
- Ideal for Investors
- Popular Location
- Good Transport Links
- Mid-Terraced Home
- Perfect for First-Time Buyers
- Close to Amenities
- Viewing Recommended

Offers in excess of £70,000





Great two-bedroom terraced house, presenting an excellent opportunity for both investors and first-time buyers. The property boasts a good sized reception room, perfect for relaxing or entertaining guests.

The two bedrooms offer ample space for comfortable living, making it an ideal choice for small families or individuals seeking a cosy home. The bathroom is conveniently located on the ground floor, enhancing accessibility and practicality for everyday use.

This terraced house is not only a sound investment but also a wonderful place to create lasting memories. With its inviting atmosphere and potential for personalisation, it is a property that truly deserves your attention. Don't miss the chance to explore this lovely home, where you can enjoy the benefits of a vibrant community and the convenience of local amenities.



### Living Room

10'9" x 12'5"

Inviting lounge benefitting from a bay window, with carpeted flooring and radiator.

### Kitchen

10'8" x 6'11"

The kitchen has wall and base units, charcoal worktops and a stainless steel sink unit. There is a window providing natural light, stairs leading to the first floor and doorway leading to the back door and downstairs bathroom. With vinyl flooring and radiator.

### Bathroom

5'9" x 6'9"

Modern bathroom with a clean finish, with a white suite including a bath with an overhead shower, a pedestal basin, and WC. With frosted window, vinyl flooring and radiator.

### Bedroom 1

10'11" x 10'0"

Great sized double bedroom to the front aspect of the property. With window, carpet flooring and radiator.

### Bedroom 2

7'11" x 9'5"

Good sized bedroom facing the rear aspect of the property. With window, carpet flooring, boiler cupboard and radiator.

### Rear Yard

Enclosed rear yard with courtyard with rear gate providing access to passageway.

### Additional Information

- Tenure type - Freehold
- Local Authority - Hull City Council
- Council tax band - A
- Energy performance certificate rating (EPC) - C
- Services - Mains water, electricity, gas and drainage are connected to the property

### Disclaimer

These details are intended to give a fair description only

and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate Agents have not tested any apparatus, equipment, fixtures or services, so cannot confirm that they are in working order and the property is sold on this basis.

### Viewings

Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

### Free Valuation

Thinking of selling or letting?

If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly in-person property valuations.

Please get in touch and we will arrange a no-obligation property appraisal.

### Mortgages

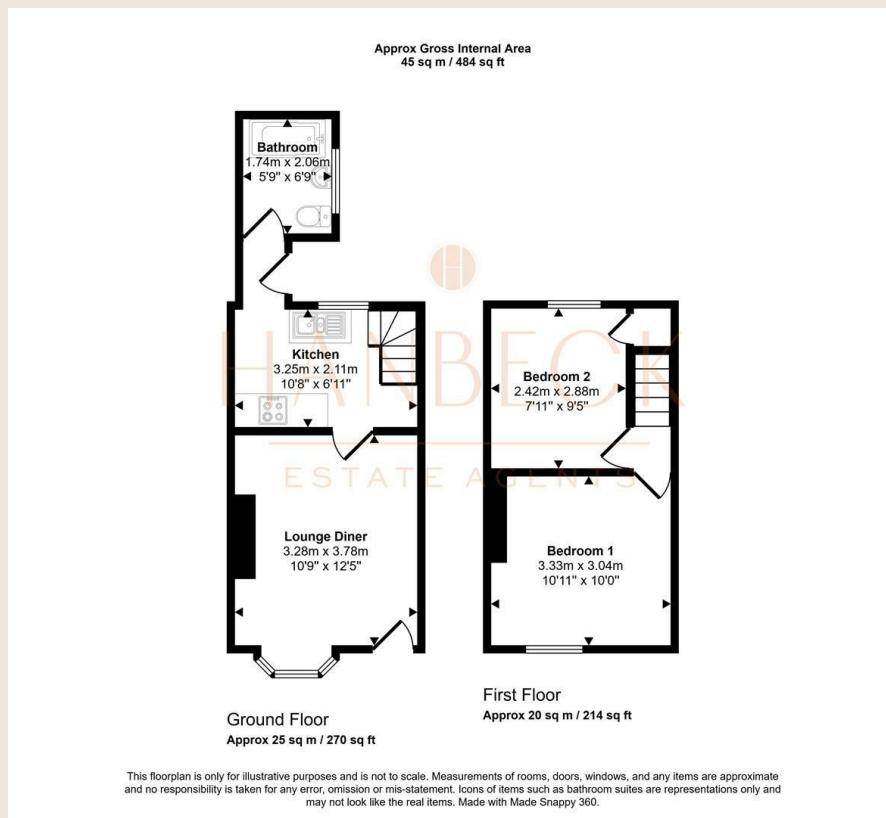
Hanbeck Estate Agents can introduce you to independent financial advisors who have access to the whole of the mortgage market. Get in touch today for a free no obligation consultation.

### 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 will be no delay in agreeing the sale.



Local Authority **Hull City Council**  
Council Tax Band **A**  
EPC Rating **C**



### Hull Office

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.