



**Fern Grove Folkestone Street, Hull HU5 1BN**

**welcome to**

**Fern Grove Folkestone Street, Hull**

!CASH BUYERS ONLY! Situated in this ever popular location, the property is available with no chain and has fantastic transport links to the City centre.



## **Open Plan Lounge/ Dining Room**

25' 4" x 14' 5" ( 7.72m x 4.39m )

With a feature fireplace and surround, two radiators, patio doors to the front, a double glazed window to the rear and access to the kitchen.

## **Kitchen**

11' 5" x 6' 11" ( 3.48m x 2.11m )

Housing a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, an integrated oven, an integrated hob, a cooker hood, space for a fridge freezer, plumbing for a washing machine, access to the bathroom, a double glazed window to the side and a door leading to the rear garden.

## **Ground Floor Bathroom**

With a W/C, a wash hand basin, a bath with shower over, a radiator, a boiler unit and a double glazed window to the side.

## **Bedroom 1**

14' 5" x 9' 4" ( 4.39m x 2.84m )

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

## **Bedroom 2**

7' 11" x 12' 2" ( 2.41m x 3.71m )

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

## **Front Garden**

With a path leading to the front door, a gravel area, a wrought iron fence and gate and a wooden fence.

## **Rear Garden**

A low maintenance garden.



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welcome to

## Fern Grove Folkestone Street, Hull

- CASH BUYERS ONLY
- NO CHAIN
- INVESTMENT OPPORTUNITY
- VACANT POSSESSION

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

**£70,000**



### directions to this property:

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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA120200 - 0003

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