



66 Wexford Avenue, Hull, HU9 5DT

£90,000

Brought to the market with NO CHAIN involved! This two bedroom mid terraced property is an ideal investment opportunity! Situated in this popular residential location close by to local amenities and bus links. Installed with gas central heating and double glazing. Accommodation briefly comprises; entrance hallway, lounge and kitchen to the ground floor. The first floor comprises; landing, two double bedrooms, shower room and separate w/c. To the exterior are gardens to the front & rear.

#### Entrance hallway

With entrance door, carpet flooring, radiator, stairs off and door to

#### Lounge

With window to the front, carpet flooring, radiator and feature fireplace

#### Kitchen

With window to the rear, vinyl flooring, radiator, range of wall and base units with contrasting work surface and tiling to splash backs, sink unit with mixer tap, plumbing for automatic washing machine and space for cooker

#### Landing

With carpet flooring and doors to

#### Bedroom

With window to the front, carpet flooring, radiator, fitted wardrobes and storage cupboard

#### Bedroom

With window to the rear, carpet flooring, radiator, fitted wardrobes and storage cupboards

#### Shower room

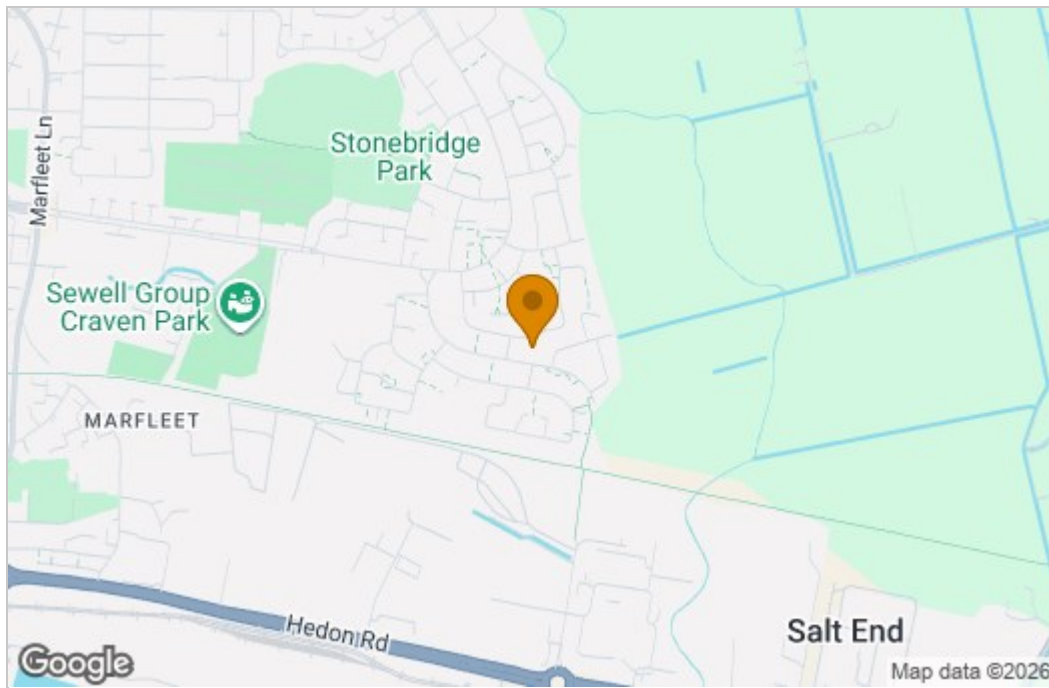
With window to the rear, vinyl flooring, radiator part tiled walls, pedestal hand wash basin and walk in shower unit

#### W/C


With window to the rear, vinyl flooring, tiled walls and low flush w/c

# Floor Plan

## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating                           |  | Current   | Potential |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> |  |   |           |
| (92 plus) <b>A</b>                                 |  |   |           |
| (81-91) <b>B</b>                                   |  |   |           |
| (69-80) <b>C</b>                                   |  |   |           |
| (55-68) <b>D</b>                                   |  |   |           |
| (39-54) <b>E</b>                                   |  |   |           |
| (21-38) <b>F</b>                                   |  |   |           |
| (1-20) <b>G</b>                                    |  |   |           |
| <i>Not energy efficient - higher running costs</i> |  |   |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC  |           |

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