



Balmoral Avenue, Hull

Offers over £90,000



## Key Features

- Chain Free
- Two double bedrooms
- Ample dining space
- Ideal for first-time buyers
- Ideal for Investors
- Large windows with natural light
- EPC rating D
- Freehold





Welcome to Balmoral Avenue, Hull, HU6 7UD—a delightful two double bedroom terraced house offered in good condition and perfect for first time buyers or investors. Step inside and you'll find a bright and spacious reception room, complete with large windows that flood the space with natural light, creating a warm and welcoming atmosphere for relaxing or entertaining guests.



The property features a well-appointed kitchen, thoughtfully designed with plenty of natural light and ample dining space—ideal for cooking meals and enjoying family dinners together.



Upstairs, there are two generously sized double bedrooms, providing comfortable accommodation whether you're starting out, working from home, or growing a little family. There is also a well-presented bathroom to complete your home.

This house benefits from an EPC rating of D and falls under Council Tax Band A, making it a more affordable option for those mindful of running costs.

The location is a real highlight, with

excellent public transport links for easy commuting around Hull and beyond. Top-rated schools are close by, making it a great area for young families, and you'll have access to an array of local amenities including shops, cafes, and recreational spaces, ensuring everything you need is right on your doorstep.

Don't miss out on this fantastic opportunity to make 21 Balmoral Avenue your new home—contact us today to arrange a viewing!

#### Location

Located in West Hull in a very sought after area, Close to green spaces, Public transport Links, Schools and local amenities.

#### External Approach

To the front of the property is a forecourt with a brick wall surrounding the boundary.

#### Entrance Hall

Entry via UPVC glazed door, hall with carpet to the flooring and radiator. Providing access to the Lounge, Kitchen/Diner

Staircase with carpet leading up to the 1st floor landing.

#### Lounge 12'0" x 14'0" (3.7m x 4.3m)

A spacious lounge to the front of the property. With UPVC bay window, fire surround, Radiator and carpet flooring.



### **Kitchen/Diner 15'1" x 8'7" (4.6m x 2.6m)**

Located to the rear of the property an open plan kitchen with a range of wall and base units contrasting work surfaces, Tiled splashback, Stainless steel sink with stainless steel mixer tap. Two UPVC windows allowing lots of natural light, UPVC door leading to the rear garden wood effect vinyl flooring.

### **First Floor Landing**

Providing access to the family bathroom and two bedrooms.

### **Family Bathroom 6'1" x 5'8" (1.9m x 1.7m)**

Located to the rear of the property with three piece white suite, electric shower over the bath. Tiling to the walls, UPVC double glazed window, radiator and tiled flooring.

### **Master Bedroom 10'9" x 13'0" (3.3m x 4m)**

Located to the front of the property with 4x UPVC double glazed windows, radiator and carpet to the floor.

### **Bedroom Two 9'1" x 10'1" (2.8m x 3.1m)**

Located to the rear of the property with UPVC double glazed window, cupboard housing gas combi boiler, radiator and carpet to the floor.



### **Rear Garden**

A large rear private lawned garden with a paved walkway, decked patio area. The boundary is secured with a wooden fence.

### **Services**

Mains gas, water, electricity and drainage are connected to the property.

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

## Heating

The property has the benefit of a gas fired central heating system (not tested).

## Tenure

The property is freehold.

## Council Tax

Council Tax is payable to the Hull City Council. The property is shown in the Council Tax Property Bandings List in Valuation Band A

## Mortgages

We are pleased to work with 'Mortgage Advice Bureau' and 'Green and Green Mortgages', who provide Northwood clients with expert independent mortgage advice.

With access to thousands of mortgages, including exclusive deals that are not available on the high street, the team of agents provide award-winning advice that is tailored to your individual circumstances.

Our mortgage brokers can help you to find the right mortgage product for you and help with your application every step of the way. We have a dedicated Mortgage advisor who can offer telephone appointments to discuss your individual needs at a time to suit you.

Note: Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## Floor Plan

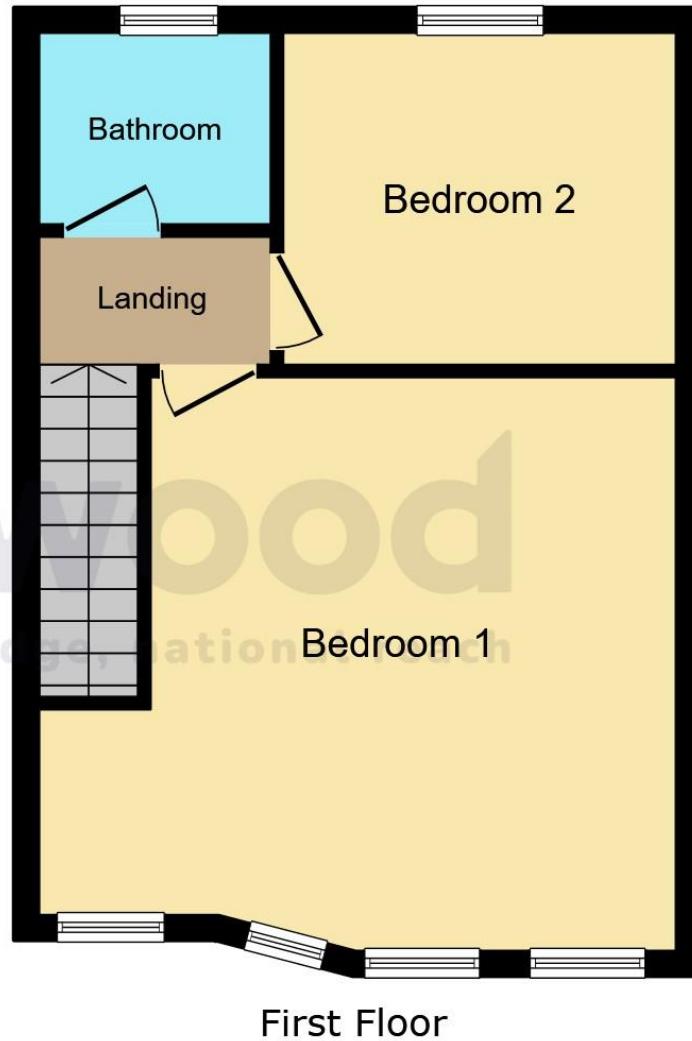
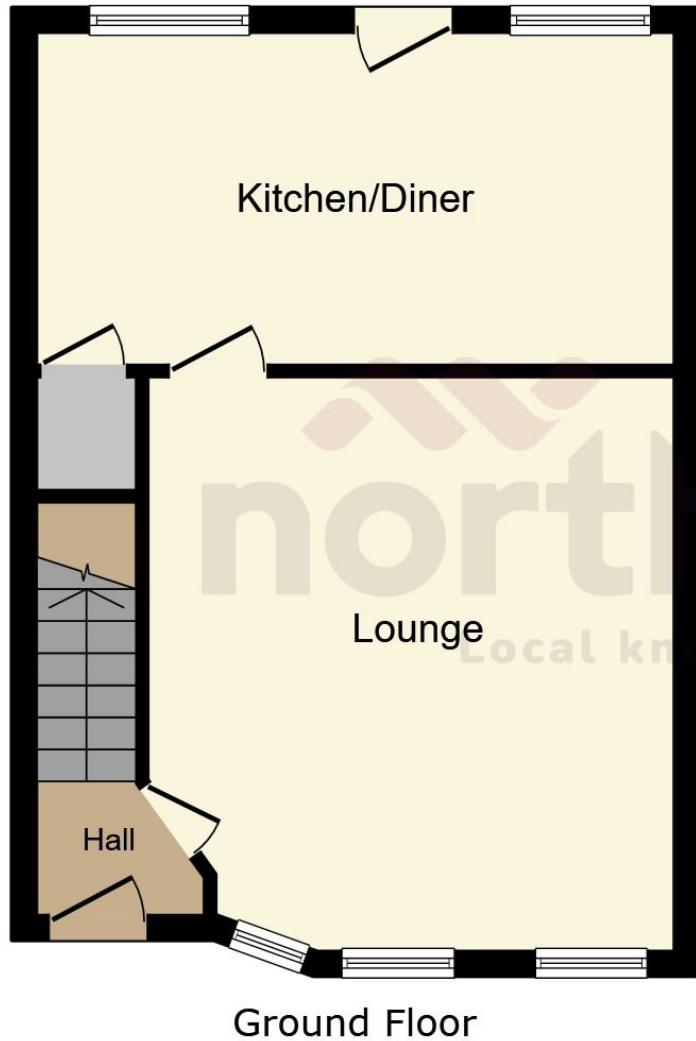
Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only

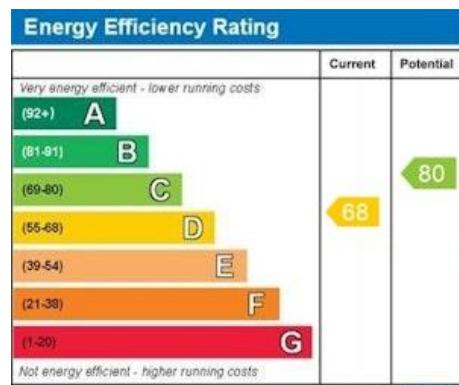
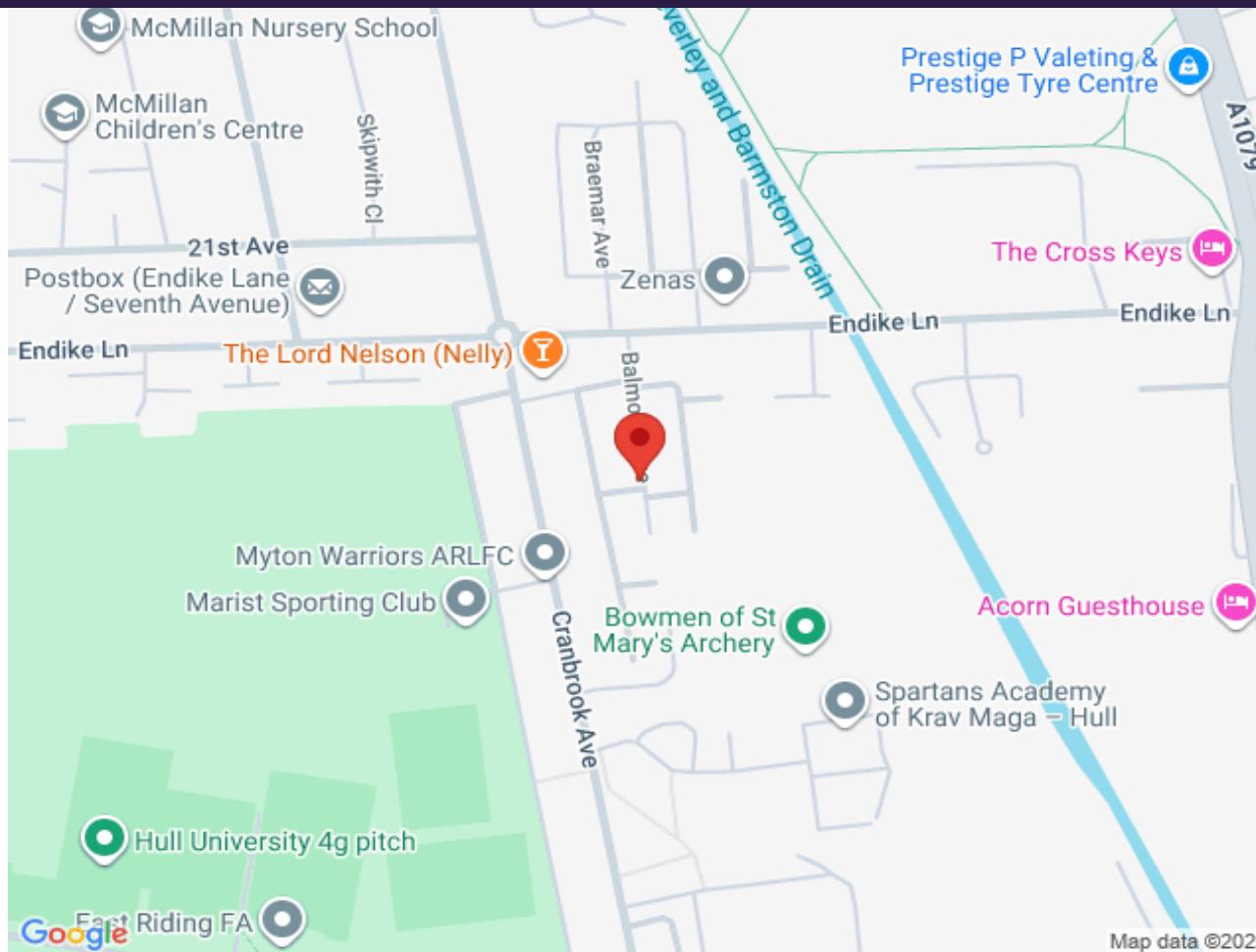
## Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by iamproperty/Movebutler who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £25.00 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to iamproperty/Movebutler, and is non-refundable.

We will receive some of the fee taken by iamproperty/Movebutler to compensate for its role in the provision of these checks.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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