



27 Aberdeen Street, Hull, HU9 3JS

£115,000

Brought to the market with no chain involved! This two bedroom (plus loft space) mid terraced property is an ideal investment opportunity! Situated in this popular residential location close by to local amenities and bus links into the city centre. Installed with gas central heating & double glazing. Accommodation briefly comprises; lounge, kitchen and shower room to the ground floor. The first floor comprises; landing and two bedrooms. There are fixed stairs into the loft space. To the front of the property is a small forecourt and to the rear is a fully enclosed yard with gate leading to an enclosed garden with storage shed.

Ground floor

Lounge - 3.84m x 3.80m

With entrance door, bay window to the front, carpet flooring, radiator and feature fireplace.

Kitchen - 3.80m x 2.51m

With rear door, window to the rear, laminate flooring, range of wall & base units with contrasting work surface & tiling to splash backs, stainless steel sink unit and cooker.

Shower room

With window to the rear, laminate flooring, heated towel rail, tiled walls, vanity hand wash basin, low flush w/c and walk in shower unit.

First floor

Landing

With doors to:

Bedroom - 3.92m x 3.17m

With window to the front, carpet flooring, radiator and stairs to loft space.

Bedroom - 3.18m x 2.95m

With window to the rear, carpet flooring, radiator and wall mounted boiler.

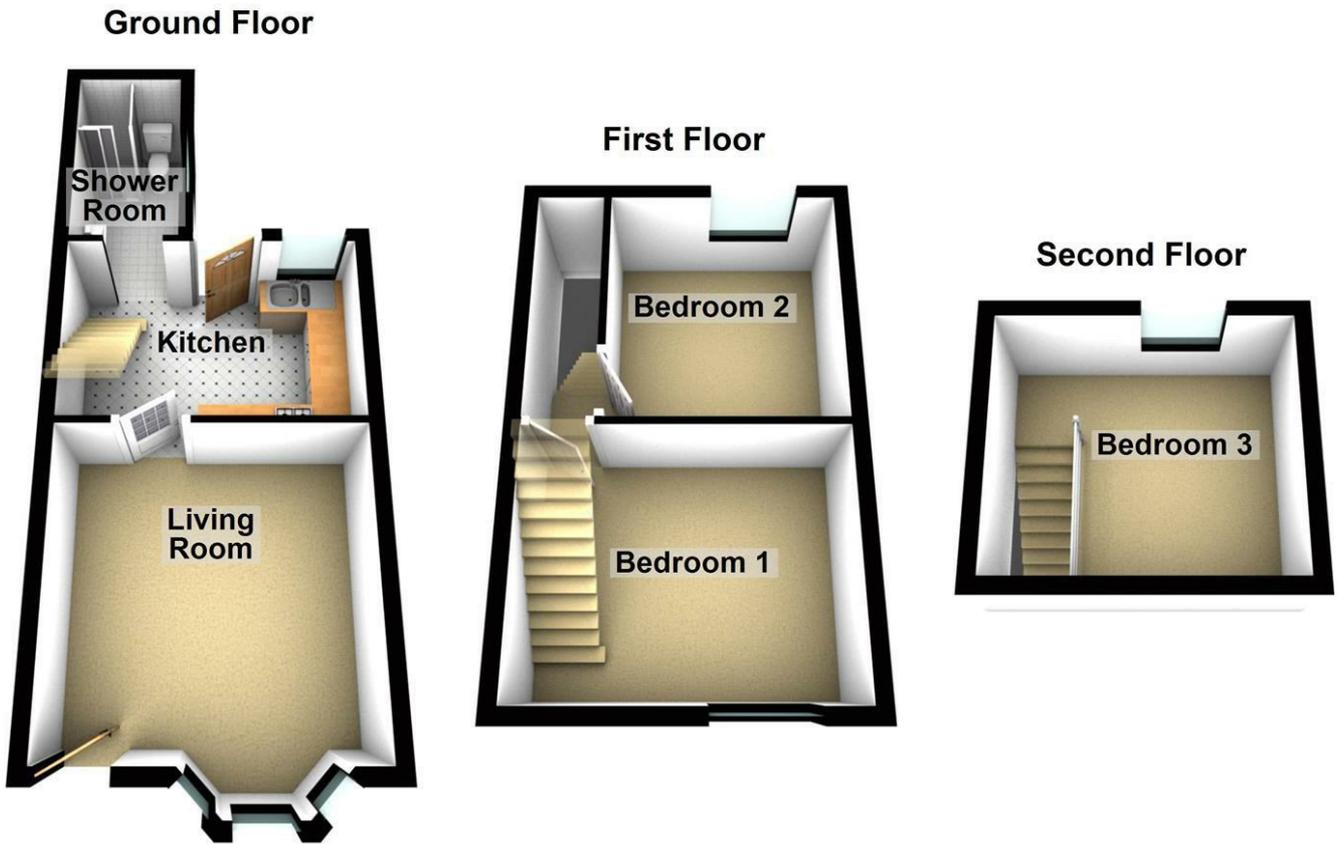
Loft space - 3.46m x 3.03m

With velux window and carpet flooring.

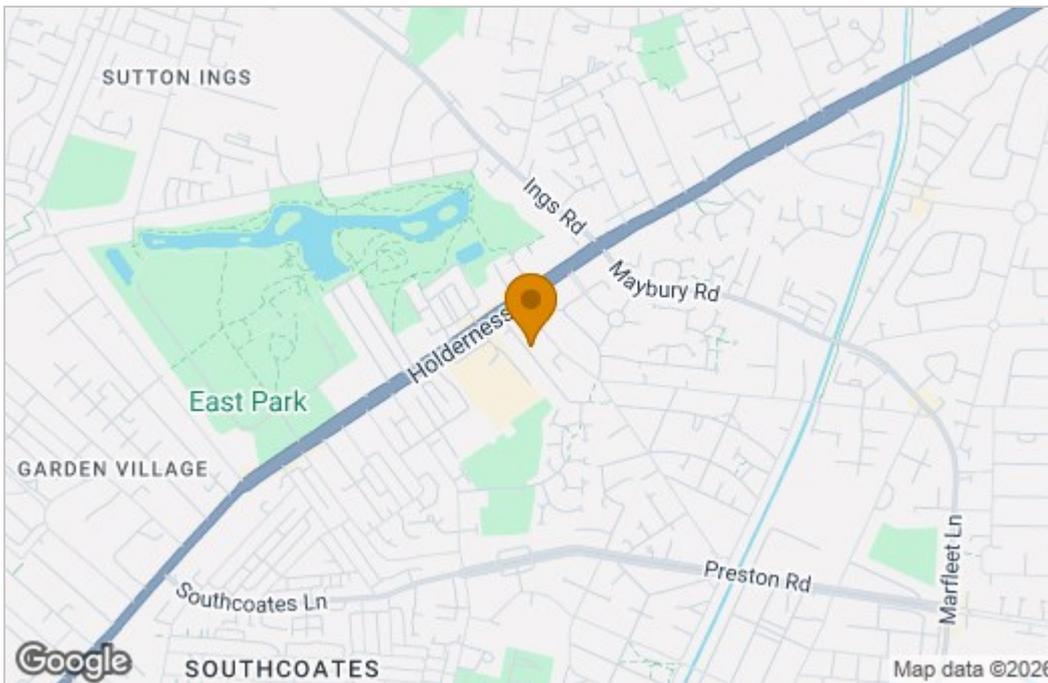
Exterior

To the front of the property is a small forecourt and to the rear is a fully enclosed yard with gate leading to an enclosed garden with storage shed.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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