

71 Rustenburg Street, Hull, HU9 2PS

£65,000

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 routes. Installed with gas central heating and double glazing. Accommodation briefly comprises; entrance hallway, lounge, dining room, kitchen and bathroom to the ground floor. The first floor comprises; landing and two bedrooms. To the exterior are easily maintainable yards to the front & rear.

## Ground floor

### Entrance hallway

With entrance door, stairs off and door to:

### Lounge

With bay window to the front, carpet flooring and radiator.

### Dining room

With window top the rear, carpet flooring and radiator.

### Kitchen

With window to the rear, vinyl flooring, range of wall & base units, with contrasting work surface & tiling to splash backs, electric oven, gas hob, extractor hood, stainless steel sink unit with mixer tap over.

### Bathroom

With window to the rear, vinyl flooring, tiled walls, low flush w/c, pedestal hand wash basin, low flush w/c and panel enclosed bath.

## First floor

### Landing

With doors to:

### Bedroom

With window to the front, carpet flooring and radiator.

### Bedroom

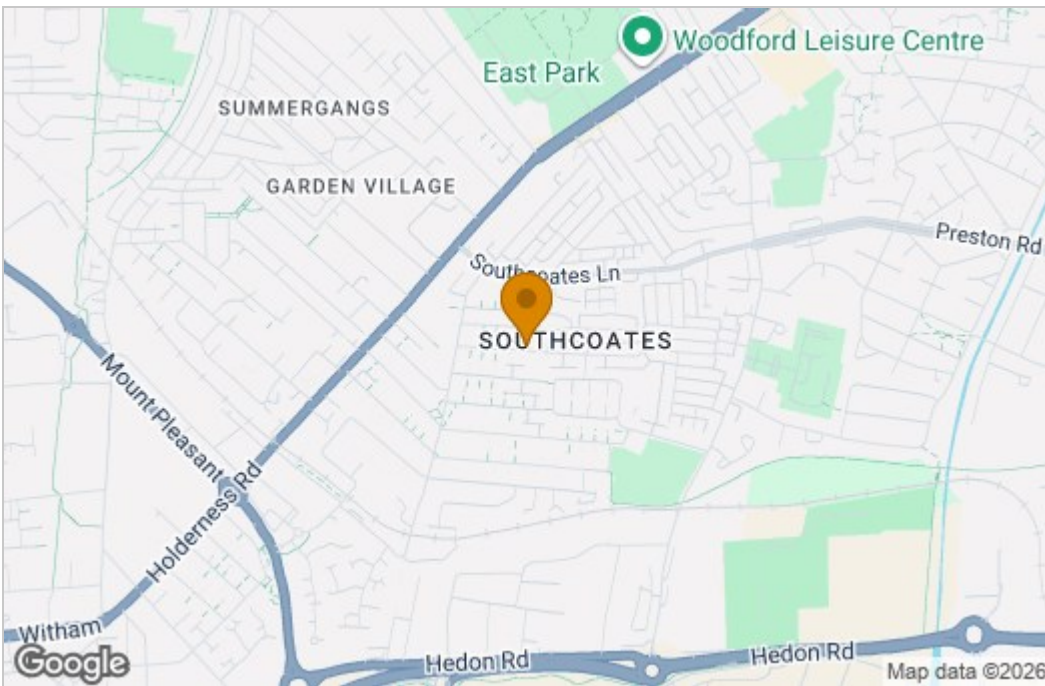
With window to the front, carpet flooring and radiator.

### Exterior

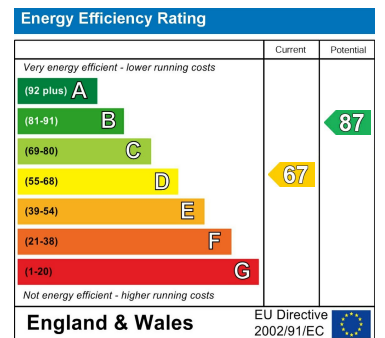
To the exterior are easily maintainable yards to the front & rear.

# Floor Plan

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.