



Grafton Street, Hull HU5 2NP

welcome to

Grafton Street, Hull

Situated off Newland Avenue, this 4 bedroom mid terrace property is close to local amenities, has easy bus routes to the city centre and is ideal for investment.



Entrance Hall

With a door to the front leading in to the property, stairs leading to the upper floor, a under stairs storage cupboard and access to the lounge, dining room and kitchen.

Lounge

15' 4" x 12' 1" (4.67m x 3.68m)

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

Dining Room

13' x 10' 2" (3.96m x 3.10m)

With a feature fireplace with surround, a radiator and a double glazed window to the rear.

Kitchen

19' 10" x 10' 6" (6.05m x 3.20m)

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

Utility Room

9' 11" x 7' 7" (3.02m x 2.31m)

With plumbing for a washing machine and a double glazed window to the rear.

Bedroom 1

19' 10" x 13' 1" (6.05m x 3.99m)

With a feature fireplace surround, a radiator and two double glazed windows to the front.

Bedroom 2

13' x 13' 11" (3.96m x 4.24m)

With a storage cupboard, a radiator and a double glazed window to the rear.

Bedroom 3

15' 10" x 10' (4.83m x 3.05m)

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

Office Space

6' 8" x 5' 9" (2.03m x 1.75m)

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

Bathroom

With a W/C, a wash hand basin, a bath with mixer tap, a radiator and a double glazed window to the side.

Separate W/C

With a W/C.

Front Garden

With a path leading to the door, a wooden fence surround with a wooden gate.

Rear Garden

With a concrete area, a soil area for plants and a wooden fence surround.



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welcome to

Grafton Street, Hull

- Guide Price £160,000 - £170,000
- Close to local amenities
- Newly modernised
- Easy bus routes to city centre
- Ideal for investment

Tenure: Freehold EPC Rating: E
Council Tax Band: B

guide price

£160,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NEA120447](https://www.williamhbrown.co.uk/Property/NEA120447)



Property Ref:
NEA120447 - 0002

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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.



william h brown



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