



**Grafton Street, Hull HU5 2NP**

**welcome to**

**Grafton Street, Hull**

THIS PROPERTY IS IN THE OPEN HOUSE EVENT ON THE 24TH OF APRIL!

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

- OPEN HOUSE EVENT
- Close to local amenities
- Newly modernised
- Easy bus routes to city centre
- Ideal for investment

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

offers over

**£150,000**



### 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.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA120447 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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