



6 Holyrood Avenue, Brazil Street, Hull, East Yorkshire, HU9 1JT

- NO CHAIN INVOLVED
- Two bedrooms
- Fitted Kitchen
- Gas central heating
- Garden and courtyard
- Improved by owners
- Sitting Room
- Bathroom
- uPVC double glazing
- Ideal for first time buyers

Price £70,000



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

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This period two bedroom property has a lot to offer and is perfectly presented throughout. The entrance hall leads to a good sized sitting room with a bay window to the front aspect. There is a great sized kitchen which has modern fitted wall and base units and a dining area.

The landing on the first floor leads to two bedrooms and a bathroom offering a white suite with a panelled bath and shower over, pedestal hand basin and a low level WC. The room is completed with a radiator, laminate walls, laminate flooring and an extractor fan.

Offered onto the market with No Onward Chain and the property is ideal for first time buyers or similar.

Location

The property is located on Holyrood Avenue, off Brazil Street which in turn is off Holderness Road.

Ground Floor

Entrance Hall

Front entrance door. Laminate flooring. Stairs to first floor landing.

Sitting room

12'7" x 11'5" (3.84m x 3.48m)

High ceilings with coving, deep skirting boards, laminate flooring, wall mounted electric fire with pebbles and remote control, power points, radiator, Window to rear aspect.

Kitchen

11'3" x 11'2" (3.43m x 3.40m)

New fitted wall and base units with worksurfaces and a stainless steel sink unit. Gas hob with brushed steel cooker hood over. Electric oven, modern part tiled walls, radiator, laminate flooring, rear entrance door, power points, plumbed for automatic washer, under stairs cupboard. Window to rear aspect.

First floor Landing

Access to loft space. Window to rear aspect.

Bedroom One

14'8" x 11'4" (4.47m x 3.45m)

Radiator, power points, small storage cupboard. Window to front aspect.

Bedroom Two

10'1" x 6'0" (3.07m x 1.83m)

Radiator, power points, glazed window into the bathroom. Window to rear aspect.

Bathroom

9'8" x 4'9" (2.95m x 1.45m)

White suite comprising of a panelled bath with a shower over and shower screen, pedestal hand basin, low level WC. Radiator, laminate walls, laminate flooring and extractor fan.

External

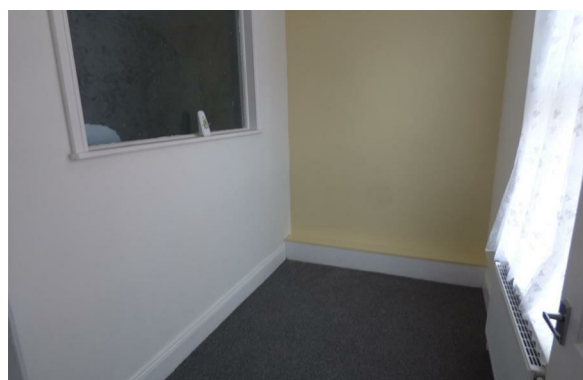
There is a small garden to the front of the property. A courtyard garden to the rear with pedestrian access to the rear.

Services

The mains services of gas, water, electric and drainage are connected. We have not tested and apparatus, equipment fixtures or services and it is in the buyers best interest to check the working condition of any appliances.

Outgoings

From internet enquiries with the valuation office website the property has been placed in Band A for council tax purposes. Local authority number 00210366000606. Prospective buyers should check this information before making any commitment to purchase the property.



Energy Performance Certificate

The current energy rating on this property is C(62)

Viewings

Strictly by appointment with the Sole Agents on 01482 375212/330777

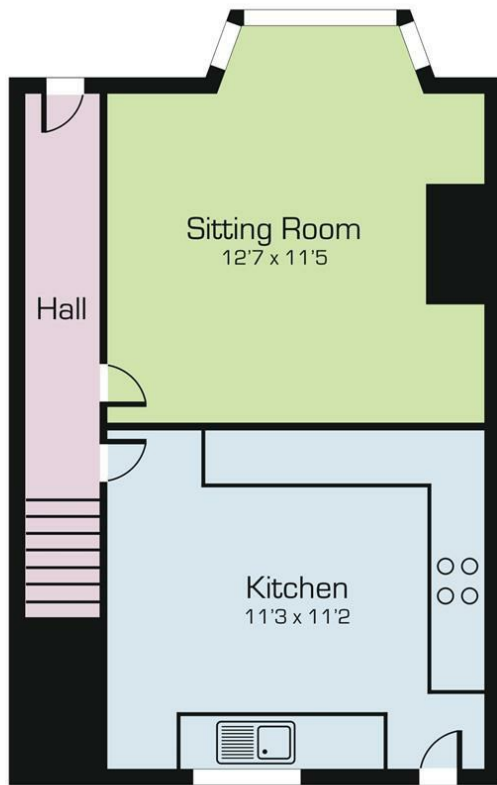
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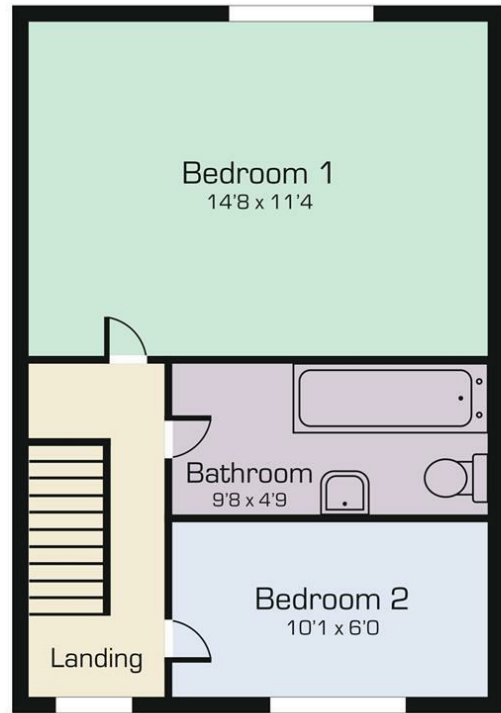
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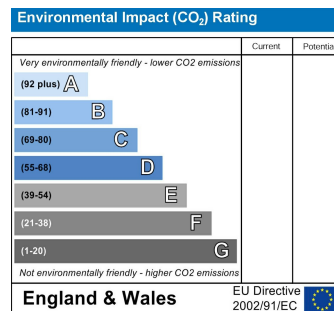
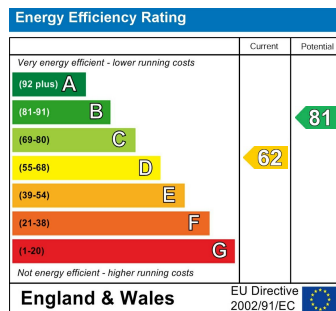
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