



20 Clifton Street, Hull, East Yorkshire, HU2 9AP

- Vacant Three Bedroom Mid Terrace House
- Entrance Passageway
- Kitchen Area
- Three Bedrooms and Bathroom
- Requires Scheme of Improvements
- Well Placed for Access to the City Centre
- Lounge with Dining Area
- First Floor Landing Area
- Rear Yard and Outbuilding/Office Area
- No Forward Chain

Offers In The Region Of £50,000



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Three bedroom mid terrace house, located within a short commute of the city centre. The property requires a scheme of improvements and comprises: - Entrance passageway, lounge diner, kitchen, first floor, three bedrooms and bathroom. Rear yard area with outbuilding. Viewing via Leonards please.

Location

The property is located on Clifton Street off Freetown Way, A165 and off Brunswick Avenue. Located within close proximity of the city centre which offers host of amenities and facilities. There is a main line railway connection at Hull Paragon Interchange.

Entrance into Passageway

6'10" x 27'7" (2.105m x 8.416m)

External front access door provides access into the passageway. Open yard access to the rear. Side access door opening into the main house living accommodation.

Lounge Diner

10'3" x 27'5" (3.135m x 8.367m)

Window to the front elevation and door to the rear. Open tread staircase to the first floor accommodation.

Kitchen

5'2" x 15'6" + 3'0" x 6'0" (1.578m x 4.739m + 0.918m x 1.838m)

Single drainer sink unit with base units and work surface. Window to the side elevation with side entrance door. Sloping ceiling profile.

First Floor Landing

Radiator, cupboard and open access to loft area.

Bedroom One

9'5" to chimney breast x 11'11" (2.871m to chimney breast x 3.656m)

Window to the front elevation, radiator and shelves to either side of the chimney breast.

Bedroom Two

10'7" to back of bulkhead x 11'11" max (3.251m to back of bulkhead x 3.637m max)

Window to the rear elevation, bulkhead for the stairs with shelving over. Window to the rear elevation, boiler cupboard containing the Worcester gas fired central heating boiler (not tested).

Bedroom Three

6'9" x 12'4" (2.074m x 3.772m)

Window to the front elevation and radiator.

Bathroom

6'9" x 12'1" (2.066m x 3.693m)

Suite of bath with shower over, wash hand basin and WC. Window to the rear elevation, radiator and part tiled walls.

Outside

The property front straight onto the footpath. There is a rear yard area with outbuilding.

Outbuilding

17'11" x 13'1" (5.485m x 3.989m)

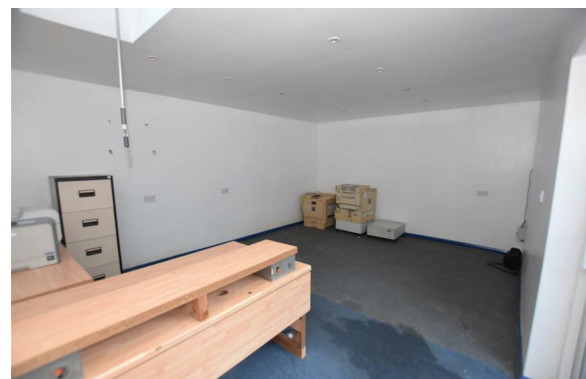
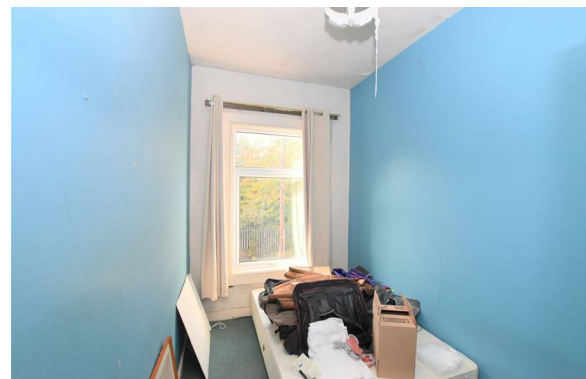
With roof light window, sliding front access door, light and power.

Energy Performance Certificate

The current energy rating on the property is D (62).

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band A for Council Tax purposes. The current charges for 2022 are £1256.80 - Local Authority Reference Number 00160241002007. Prospective buyers should check this information before making any commitment to take up a purchase of the property.



Services

The mains services of water, gas and electric are connected - none of the services have been tested at the property.

Tenure

The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

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Agents Notes (C4)

Spring Bank and Beverley Road South Area. The direction applies to the change of use of a building from a use falling within Class C3 (Dwelling houses) of the schedule to the order to a use falling within Class C4 (Houses in multiple occupation) of the schedule in the Spring Bank and Beverley South Area. Town and Country Planning (General Permitted Development) order 2015

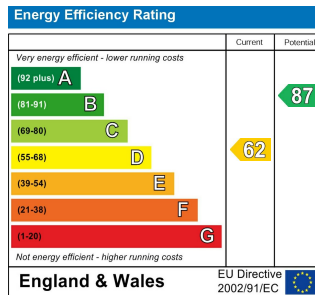
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20 Clifton Street, Hull



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