



**91 County Road South, Hull, HU5 5LY**  
**£120,000**

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

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We are delighted to offer for sale this great value, modernised 2 bedroom terraced house located in a popular area with access to amenities and transport links plus access to OFSTED 'Good' Primary and Secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with appliances plus modern bathroom. Items of note include walk in bay window and ornamental fire surround to lounge plus walk in bay window to bedroom 1. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge dining room plus kitchen. There are 2 well proportioned bedrooms plus a family bathroom accessed from the first floor landing.

The property has well presented gardens to the front and rear. There are 2 parking spaces to the rear accessed via a 10'.

Tenure - Freehold  
Council tax - Band A

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With fitted flooring.

#### Lounge Dining Room 20'4"(max) x 14'2"(max) (6.21m(max) x 4.32m(max))

A light through room with walk in bay window, ornamental fire surround plus laminate flooring and blind with access to store.

#### Kitchen 9'11" x 7'1" (3.04m x 2.18m)

Having a comprehensive range of modern wall and base units with laminate worktops and tiling. With oven, hob, hood plus 1.5 sink and mixer tap. With floor tiling and blind.

### FIRST FLOOR

#### Landing

With fitted carpets.

#### Bedroom 1 14'2"(max) x 11'1"(max) (4.34m(max) x 3.38m(max))

With walk in bay window, carpets and blinds.

#### Bedroom 2 9'3"(max) x 9'2"(max) (2.84m(max) x 2.81m(max))

With carpets and blinds.

#### Bathroom 6'4"(max) x 5'4"(max) (1.95m(max) x 1.63m(max))

Having modern white sanitary ware with shower and screen to bath, tiling, floor tiling and blind.

### EXTERNAL

The property has well presented gardens to the front and rear. There are 2 parking spaces to the rear accessed via a 10'.