



## 2 bed terraced house to buy in

Aberdeen Street, Hull, East Riding of  
Yorkshire, HU9 3JS

**£80,000** Starting Bid

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ No chain involved!
- ✓ Ideal investment.
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £80,000

Brought to the market with no chain involved! This two bedroom (plus loft space) mid terraced property is an ideal investment opportunity! Situated in this popular residential location close by to local amenities and bus links into the city centre. Installed with gas central heating & double glazing. Accommodation briefly comprises; lounge, kitchen and shower room to the ground floor. The first floor comprises; landing and two bedrooms. There are fixed stairs into the loft space. To the front of the property is a small forecourt and to the rear is a fully enclosed yard with gate leading to an enclosed garden with storage shed.

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Ground floor

Lounge - 3.84m x 3.80m

With entrance door, bay window to the front, carpet flooring, radiator and feature fireplace.

Kitchen - 3.80m x 2.51m

With rear door, window to the rear, laminate flooring, range of wall & base units with contrasting work surface & tiling to splash backs, stainless steel sink unit and cooker.

Shower room

With window to the rear, laminate flooring, heated towel rail, tiled walls, vanity hand wash basin, low flush w/c and walk in shower unit.

First floor

Landing

With doors to:

Bedroom - 3.92m x 3.17m

With window to the front, carpet flooring, radiator and stairs to loft space.

Bedroom - 3.18m x 2.95m

With window to the rear, carpet flooring, radiator and wall mounted boiler.

Loft space - 3.46m x 3.03m

With velux window and carpet flooring.

Exterior

To the front of the property is a small forecourt and to the rear is a fully enclosed yard with gate leading to an enclosed garden with storage shed.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £80,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

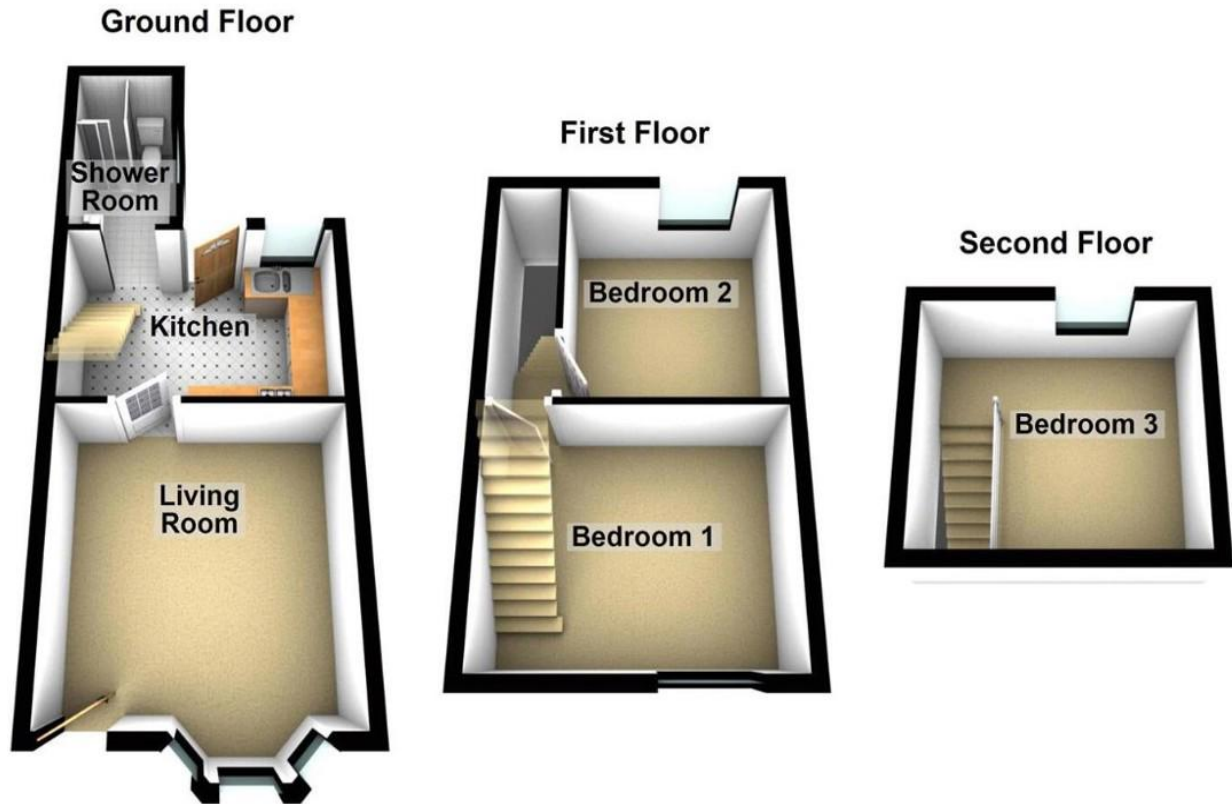
Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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