



84 Telford Street, Hull, HU9 3DY

- Three Bed Terrace House
- 2 Reception Rooms
- Kitchen
- Lobby with W.C.
- Bathroom
- Majority D/G & Gas C/H
- Gardens front and rear
- Garage

Price £89,950



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PROVIDING SCOPE FOR IMPROVEMENT TO CREATE A HOME OF ONE'S OWN PERSONAL TASTE AND REQUIREMENTS. This is a three bedroom mid terrace house briefly comprises of entrance, 2 reception rooms, kitchen with lobby and W.C. To the first floor are three bedrooms and bathroom. With easy to maintained front and rear gardens, rear access to garage. The property benefits from gas central heating and majority double glazing. NO CHAIN INVOLVED, VIEW NOW.

LOCATION

Telford Street is situated just off Holderness Road with regular bus routes for the City Centre, Sutton Village and Kingswood Retail Park. Local shopping is in an abundance on Holderness Road including take-aways, shops, eateries and Bars.

ENTRANCE HALL

Panel and glazed entrance door and panel radiator

LOUNGE

4.11m x 3.58m (13'6 x 11'09)

UPVC double glazed bay, panel radiator. White fire surround with marble effect heath with gas fire.

DINING ROOM

2.92m x 4.60m max (9'07 x 15'01 max)

UPVC double glazed window, tiled fire surround with gas fire. Storage cupboard to one alcove with shelving to the other alcove. Understairs cupboard incorporating the gas and electrical metres. Feature window between the dining room and the kitchen.

KITCHEN

2.06m x 2.74m (6'09 x 9')

With a range of base and wall mounted units with a single sink unit with tiled surrounds. Plumbing for automatic washer and panel radiator. Door leading to lobby.

LOBBY/W.C.

UPVC double glazed window to the side aspect. Door giving access to the rear garden area.

Separate W.C. Being partly tiles with UPVC double glazed window to the rear aspect.

BEDROOM ONE

2.84m x 4.22m (9'4 x 13'10)

UPVC double glazed bay to the front aspect. A range of wardrobes with top cupboards to one wall with a further top cupboard over the doorway. Double panel radiator.

BEDROOM TWO

3.07m x 2.46m (10'1 x 8'1)

UPVC double glazed window to the rear aspect. Wardrobe and top cupboards to the alcoves one incorporating the gas central heating boiler. Single panel radiator.

BEDROOM THREE

1.68m x 2.39m (5'6 x 7'10)

UPVC double glazed window to the front aspect. Top cupboard over the doorway.

BATHROOM



Fitted with a suite comprising panelled bath with Mira shower above, pedestal wash hand basin with low flush W.C., being partly tiled, with single panel radiator. UPVC double glazed window to the rear aspect.

EXTERIOR

Attractive low maintenance garden with pebbles. Brick wall to the front with side fencing. At the rear is a pebbled area with patio and side floral boarder. Garage and shed with rear gate for access.

SERVICES

The mains services of water, gas drainage and electric are connected. The property has a combi boiler providing gas central heating and hot water.

OUTGOINGS

From Internet enquires with the Valuation Office website the property has been placed in Band A for Council Tax purposes, Local Authority Reference Number 00230140008403 . Prospective tenants should check this information before making any commitment to lease the property.

ENERGY PERFORMANCE CERTIFICATE

The current energy rating on the property is D.

VIEWINGS

Strictly by appointment with the sole agents Leonards on (01482) 375212/ 01482 330777

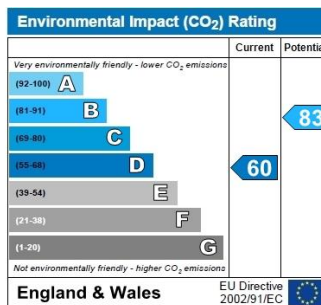
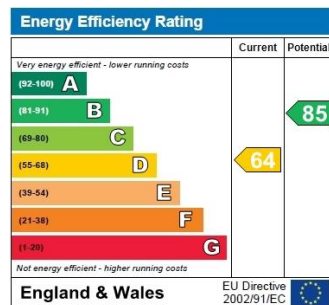
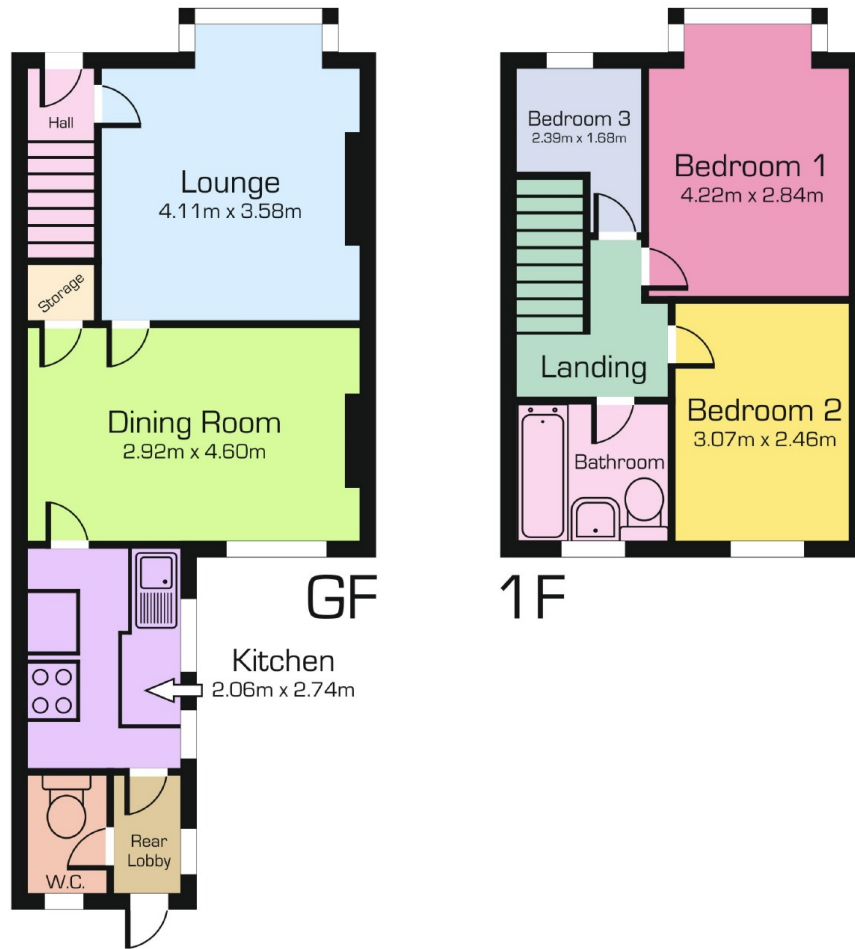
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Energy rating - D



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