

## 2 Bedroom Terraced House

Buckingham St, Hull, HU8 8TL

£69,950



• ATTENTION INVESTORS! • GREAT INVESTMENT OPPORTUNITY • THROUGH LOUNGE WITH DINING AREA • MODERN KITCHEN • 2 BEDROOMS • DOUBLE GLAZING • GAS CENTRAL HEATING SYSTEM





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If you are an investor looking to grow your portfolio, this would be a perfect investment opportunity.

This sizable property is ideally located within a convenient proximity for all amenities, much needed for day-to-day living.

This spacious property is arranged to 2 floors and briefly comprises of an entrance hall, generously proportioned through lounge with a dining area, fitted kitchen with a range of matching units and to the first floor, there are 2 double bedrooms and a family bathroom with a 4-piece suite.

Outside to the rear is a courtyard.

Additionally, the property for further benefits from a gas central heating system and double glazing.

Please note the property is being sold with tenant in situ.



## Location

There are busy independent traders, retail parks and High street supermarkets close by along the neighbouring Holderness Road.

There are regular public transport connections to the city centre and surrounding areas.

Other amenities include a doctor's surgery, a health centre, post office and library.

For those wishing to spend quality leisure time with friends and family, the well visited East Park is just minutes away from the property.

## Property Description

### Ground Floor

**Entrance** - Double glazed front entrance door with overhead screen window and side screen windows leads through to an entrance porch. This leads through to the entrance hall.

**Entrance Hall** - Spindle staircase off to the first floor. Arched corbels. Cornice. Laminate flooring. This is open plan to the dining room.

**Dining Room** - 11' 11" x 11' 4" (3.65m x 3.47m) Extremes to extremes. Multi paned French doors leading through to the lounge. Double glazed window with aspect over the rear courtyard area. Under stairs storage/meter cupboard. Coving. Radiator.

**Lounge** - 12' 11" x 10' 9" (3.96m x 3.29m) Extremes to extremes. Double glazed bay window with aspect over the front forecourt area. Modern fireplace with matching back and hearth housing and a coal effect living flame gas fire. Cornice. Radiator.

**Kitchen** - 11' 8" x 8' 2" (3.57m x 2.5m) Extremes to extremes. Double glazed window with aspect over the rear courtyard area. Range of base, drawer and wall mounted units. Roll edged laminate work surface housing a 1&1/2 bowl single drainer sink unit with a mixer tap over and a tiled



splash back surround.  
 Space for a cooker.  
 Space for upright fridge freezer.  
 Plumbing for automatic washing machine.  
 Space for tumble dryer.  
 Double glazed rear entrance door.  
 Radiator.

## First Floor

**Landing** - Split level with the spindle rail enclosure.  
 Loft hatch through to the roof void.

**Bedroom One** - 14' 3" x 10' 1" (4.35m x 3.09m) Extremes to extremes.  
 Double glazed windows with aspect over the front forecourt area.  
 Coving.  
 Radiator.

**Bedroom Two** - 11' 11" x 9' 0" (3.65m x 2.75m) Extremes to extremes.  
 Double glazed window with aspect over the rear courtyard area.  
 Coving.  
 Radiator.

**Bathroom** - 4- piece suite comprising of a corner shower enclosure, panel bath, pedestal wash hand basin and low flush W.C.  
 Wall mounted water heater.  
 Partial tiling to the walls.  
 Double glazed opaque window.  
 Extractor fan.  
 Radiator.

## Exterior

**Rear Courtyard** - Outside to the rear is a courtyard.

Council tax band: A

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		87 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	65 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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