



139 Dodswell Grove, Hull, HU9 5JD

Offers Over £95,000

This three bedroom mid terraced property has recently undergone a full refurbishment and has a tenant in situ! The ideal investment opportunity! Situated in this popular residential area. Installed with gas central heating and double glazing. Accommodation briefly comprises; entrance hallway, lounge and kitchen to the ground floor. The first floor comprises; landing, three bedrooms, bathroom and separate w/c. To the exterior is a front garden laid to lawn and a fully enclosed rear garden with patio, lawn and storage shed.

Ground floor

Entrance hallway

With entrance door, stairs off and doors to:

Through lounge 6.27m x 3.48m

With windows to the front & rear, newly fitted laminate flooring, radiator and feature fireplace.

Newly fitted kitchen 3m x 2.68m

With window to the rear, newly fitted vinyl flooring, range of wall & base units with contrasting work surface & tiling to splash backs, electric oven, gas hob, extractor hood, stainless steel sink unit with chrome mixer tap, space for fridge / freezer, plumbing for automatic washing machine and door to rear.

Landing

With newly fitted carpet flooring and doors to:

Bedroom one - 3.32m x 2.8m

With window to the rear, newly fitted carpet flooring and radiator.

Bedroom two - 2.8m x 2.63m

With window to the front, newly fitted carpet flooring and radiator.

Bedroom three 2m x 2.8m

With window to the front, newly fitted carpet flooring, radiator and all mounted boiler.

Bathroom

Newly fitted bathroom with window to the rear, newly fitted vinyl flooring, heated towel rail, tiled walls, vanity hand wash basin and panel enclosed bath with shower over.

W/C

With window to the rear, newly fitted vinyl flooring, heated towel rail, part tiled walls, vanity hand wash basin and low flush w/c.

Exterior

To the exterior is a front garden laid to lawn and a fully enclosed rear garden with patio, lawn and storage shed.

Thinking of moving? Contact us on 01482 226560 to arrange your free no obligation market appraisal. We are your local, family run Estate Agents offering a personal, bespoke professional service at an unbeatable fee.

Disclaimer

-None of the services, fittings or equipment referred to in these particulars have been tested and we are

therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

-Room Measurements in these particulars are only approximations and are taken to the widest point.

-An EPC is held for this property and is available for inspection at the branch should you wish to view. It is also available online through the properties details on our website www.urbanpropertyhull.co.uk.

-To arrange a viewing for this property please contact Urban Property 01482 226560 356 Holderness Road Hull HU9 3DQ.

-If you require a Mortgage to purchase this or any other property, we offer a free Mortgage Consultation with an independent Mortgage Broker. Please ask for further details.

All mortgages are subject to status and valuation.

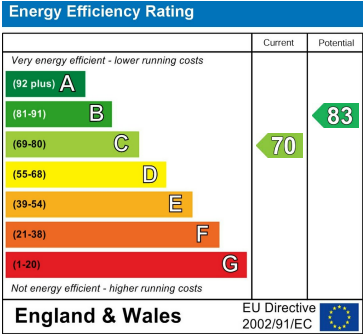
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.