



267 Barham Road, Hull, HU9 4EJ

**£115,000**

Brought to the market with NO CHAIN involved! This two bedroom semi detached property is an ideal first home! Situated close by to popular schools! The property benefits from having off street parking to the front! Installed with gas central heating and double glazing. Accommodation briefly comprises; entrance hallway, lounge, kitchen and brick built sheds to the ground floor. The first floor comprises; landing, two bedrooms and bathroom. To the front of the property is a private driveway offering ample parking and to the rear is a fully enclosed garden majority laid to lawn.

## Ground floor

### Entrance hallway

With entrance door, stairs off and door to:

### Lounge 6.23m x 3.11m

With window to the front, carpet flooring, part laminate flooring, radiator, feature fireplace and sliding door to rear.

### Kitchen 3.46m x 2.53m

With window to the rear, vinyl flooring, range of wall & base units with contrasting work surface & tiling to splash backs, stainless steel sink unit with mixer tap over and space for cooker.

### Brick storage sheds

With light and power.

### Landing

With doors to:

### Bedroom one 3.91m x 2.79m

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

### Bedroom two 3.56m x 2.53m

With window to the rear, carpet flooring and radiator.

### Bathroom

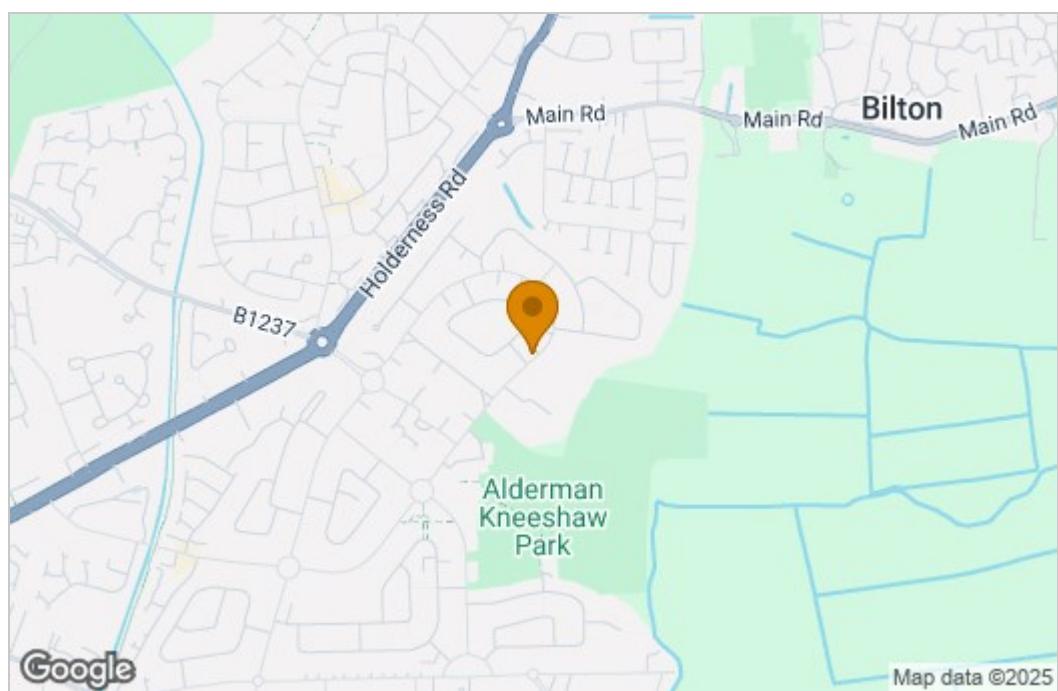
With window to the side, laminate flooring, radiator, tiled walls, low flush w/c, pedestal hand wash basin, panel enclosed bath and shower cubicle.

### Exterior

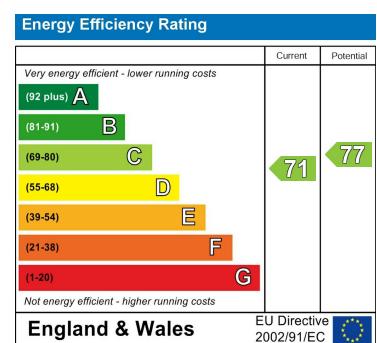
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## Floor Plan

## 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.