



265 Annandale Road, Hull, HU9 4NS

**Offers Over £110,000**

Brought to the market with NO CHAIN involved! This two bedroom mid terraced property is an ideal investment opportunity! Benefitting from off street parking! Situated in this popular residential location close by to local amenities and bus links. 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, two bedrooms and bathroom. To the exterior is a private driveway to the front and a fully enclosed rear garden with patio, lawn and storage shed.

## Ground floor

### Entrance hallway

With entrance door, vinyl flooring, radiator, stairs off and door to:

### Lounge

With window to the front, laminate flooring, radiator and feature fireplace.

### Kitchen

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, plumbing for automatic washing machine and rear door.

## First floor

### Landing

With carpet flooring, radiator and doors to:

### Bedroom

With window to the front, carpet flooring and radiator.

### Bedroom

With window to the rear, laminate flooring and radiator.

### Bathroom

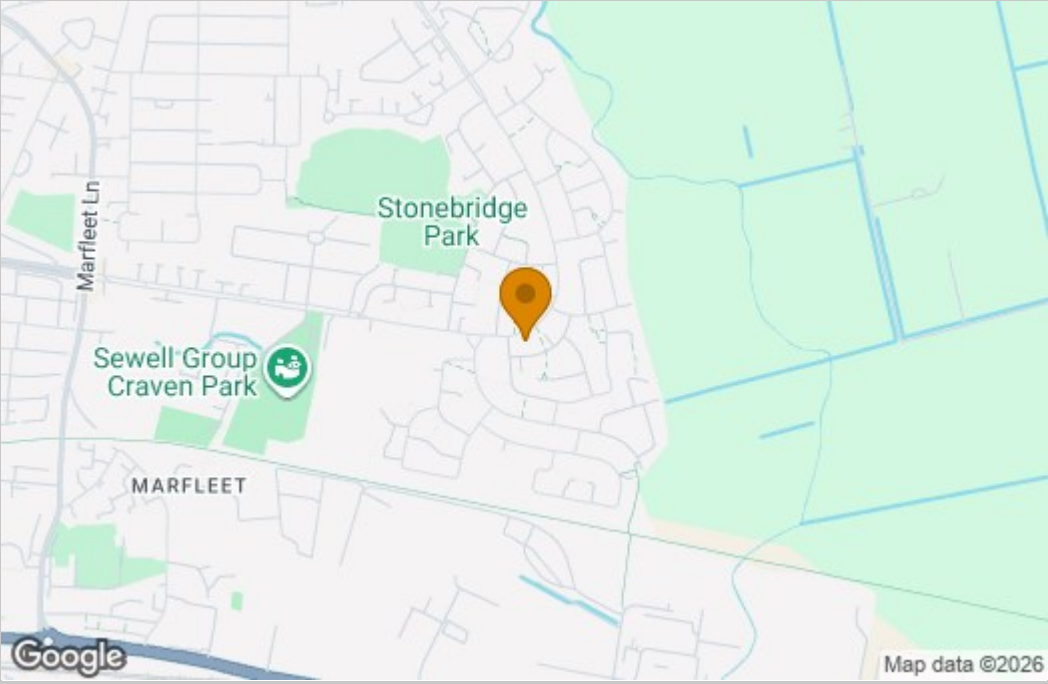
With window to the rear, tiled flooring, radiator, tiled walls, low flush w/c, pedestal hand wash basin, panel enclosed bath with shower over.

### Exterior

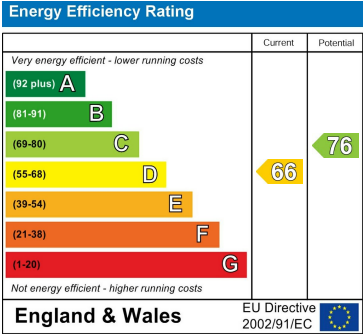
To the exterior is a private driveway to the front and a fully enclosed rear garden with patio, lawn and storage shed.

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.