



17 Cyprus Street, Hull, HU9 5QX

£62,500

This two bedroom mid terraced property is brought to the market with NO CHAIN involved! Conveniently located close to local shops and with excellent bus routes to the city centre, this property offers a great investment opportunity! Installed with double glazing and gas central heating.

Accommodation briefly comprises: Ground Floor: Lounge, kitchen, and bathroom

First Floor: Two bedrooms. To the exterior is a front garden and an easily maintainable rear yard.

#### Lounge

With entrance door, window to the front, carpet flooring and radiator.

#### Kitchen

With window to the rear, vinyl flooring, radiator, range of wall and base units with contrasting work surface and tiling to splash backs, electric oven, gas hob, extractor hood, stainless steel sink unit and rear door.

#### Bathroom

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

#### First floor

##### Bedroom

With window to the front, carpet flooring and radiator.

##### Bedroom

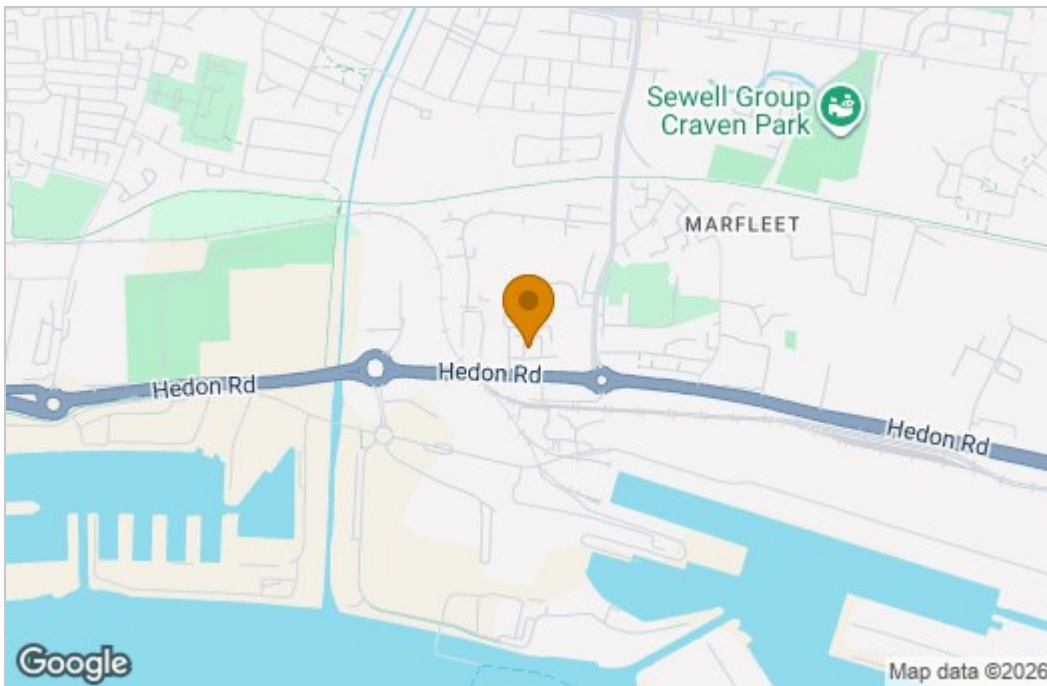
With window to the rear, carpet flooring and radiator.

#### Exterior

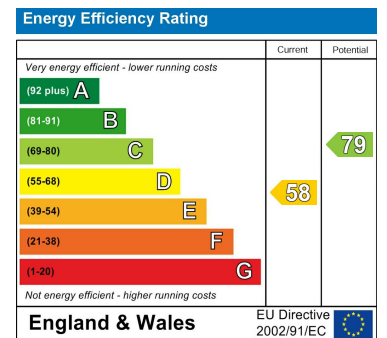
To the exterior is a front garden and a fully enclosed rear yard designed for ease of maintenance.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.