



## 4 Rutland Terrace College Street, Hull, HU7 4UL

£150,000

This two bedroom mid terraced property is an ideal first home! Well presented throughout! Situated in this popular location in the heart of Sutton Village! Installed with gas central heating & double glazing.

Accommodation briefly comprises; lounge, kitchen and bathroom to the ground floor. The first floor comprises; landing and two bedrooms. To the exterior is a front yard designed for ease of maintenance and a fully enclosed rear garden also designed for ease of maintenance with artificial turf and seating area.

## Ground floor

### Lounge

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

### Kitchen

With window to the rear, part tiled & vinyl flooring, x2 radiators, range of wall & base units with contrasting work surface & tiling to splash backs, space for fridge & freezer, space for cooker, extractor hood, plumbing for automatic washing machine, wall mounted boiler and rear door.

### Bathroom

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

## First floor

### Landing

With window to the rear, carpet flooring and doors to:

### Bedroom

With window to the front, carpet flooring and radiator.

### Bedroom

With window to the rear, carpet flooring and radiator

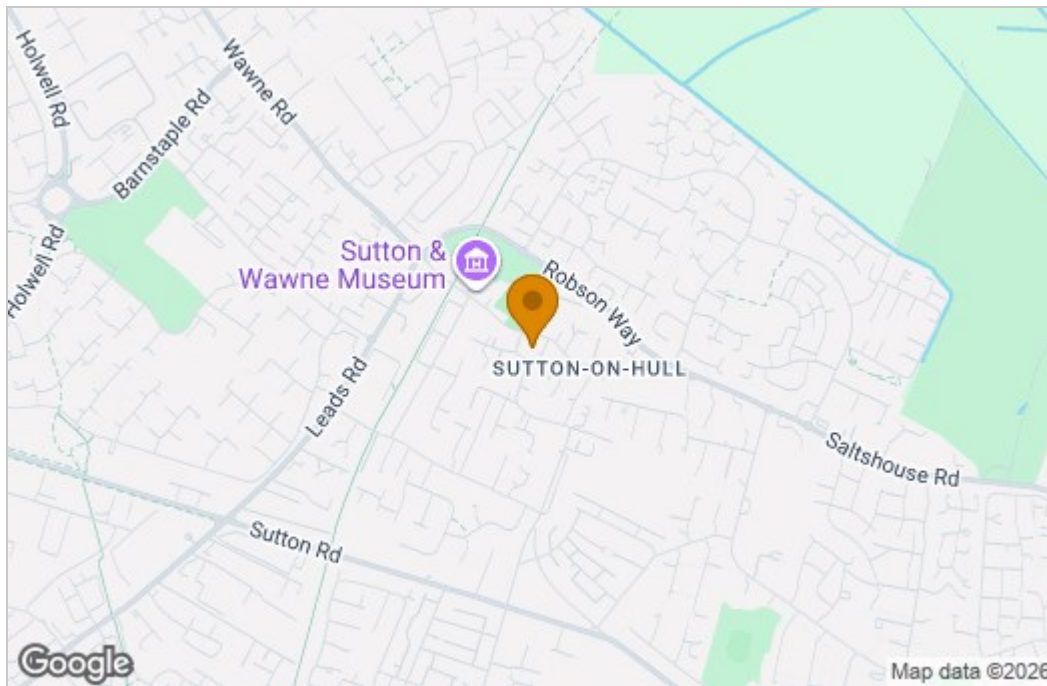
## Exterior

To the exterior is a front yard designed for ease of maintenance and a fully enclosed rear garden also designed for ease of maintenance with artificial turf and seating area.

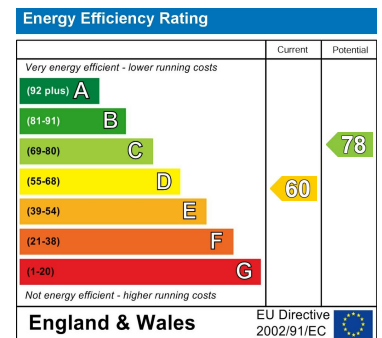
## Floor Plan



## Area Map



## Energy Efficiency Graph



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