



## 8 Ivanhoe Villas, Hull, HU9 2SN

£75,000

Brought to the market with NO CHAIN involved! This two bedroom end of terrace property is an ideal investment opportunity! Situated in this popular residential location close by to local shops and bus links. Installed with gas central heating & double glazing. Accommodation briefly comprises; entrance hall, lounge, dining room, kitchen and bathroom to the ground floor. The first floor comprises; landing landing and two bedrooms. To the front of the property is an easily maintainable yard with turf and path to entry. To the rear is a fully enclosed yard also designed for ease of maintenance.

## Ground floor

### Entrance hallway

With entrance door, laminate flooring, radiator and door to:

### Lounge

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

### Dining room

With window to the rear, 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, electric oven, gas hob, extractor hood and sink unit with mixer tap.

### Shower room

With window to the rear, vinyl flooring, radiator, low flush w/c, pedestal hand wash basin and walk in shower unit.

## First floor

### Landing

With doors to:

### Bedroom

With window to the front, carpet flooring and radiator.

### Bedroom

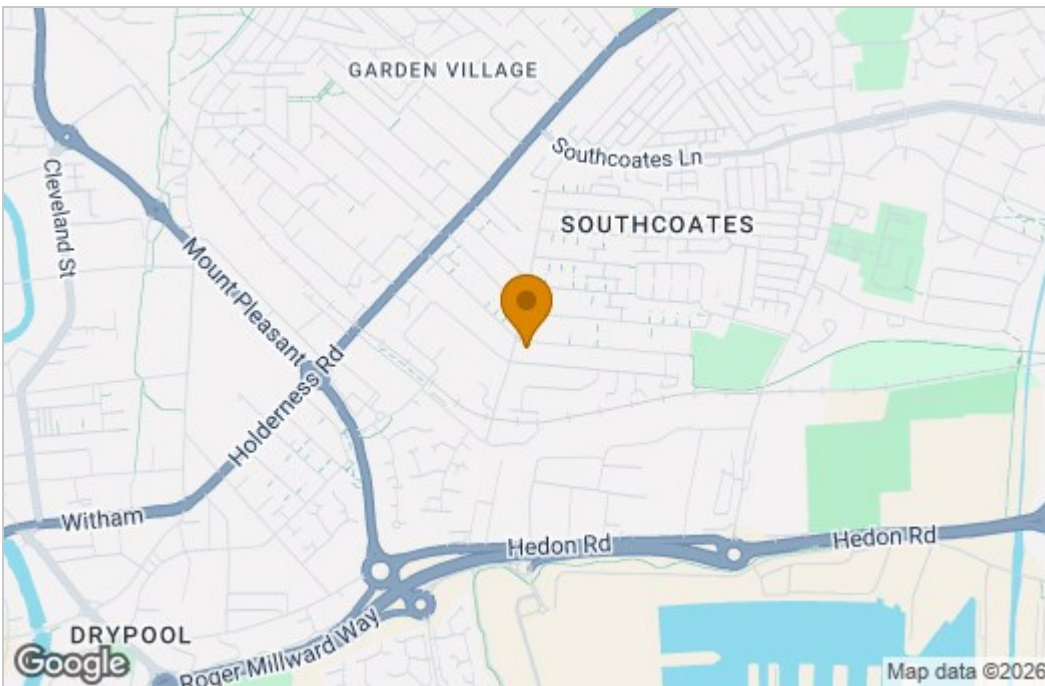
With windows to the rear, carpet flooring and radiator.

## Exterior

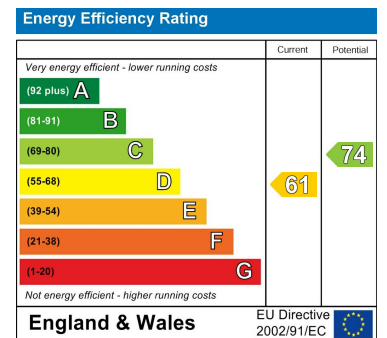
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# Floor Plan

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