



Leonard Street, Hull HU3 1SA

welcome to

Leonard Street, Hull

Two bedroom house with loft space, perfect for investors looking to add to their portfolio.



Entrance Hall

With a door to the front leading into the property, stairs leading to the upper floor and access to the lounge and kitchen.

Lounge

9' 8" x 10' 5" (2.95m x 3.17m)

With a feature fireplace with surround, a radiator and a double glazed window to the front.

Kitchen

8' 7" x 11' 3" (2.62m x 3.43m)

Housing a fitted kitchen with a range of wall and base units, work surfaces, a stainless steel sink and drainer unit, plumbing for a dish washer, space for a fridge freezer, space for a cooker, a storage cupboard, a radiator, a boiler unit, a double glazed window to the rear and a door leading to the rear garden.

Bedroom 1

6' 4" x 6' 7" (1.93m x 2.01m)

With a storage cupboard, a radiator and a double glazed window to the front.

Bedroom 2

13' 2" x 10' 4" (4.01m x 3.15m)

With a storage cupboard.

Bathroom

With a W/C, a vanity wash hand basin, a bath with a shower over, an extractor fan and a double glazed window to the rear.

Loft Space

A boarded loft with working electricity and lighting, a storage cupboard and a sky light.

Rear Garden

With a concrete patio area, an area for plants and a brick wall.



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welcome to

Leonard Street, Hull

- TENANTS IN SITU
- INVESTMENT OPPORTUNITY
- CLOSE TO LOCAL AMENITIES
- CLOSE TO BUS ROUTES TO THE CITY CENTRE
- VIEWINGS ESSENTIAL

Tenure: Freehold EPC Rating: D
Council Tax Band: A

directions to this property:

See below map for property location, for more information on the local area please contact your residential sales team on: 01482 447748.

offers in the region of

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NEA120757 - 0002

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