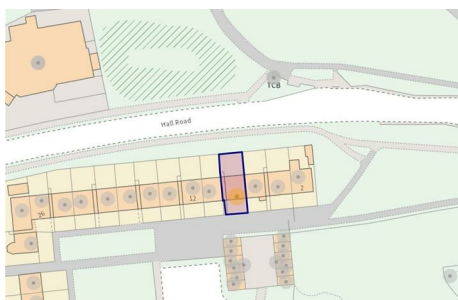


linkagency

3 Bedroom House - Terraced for Sale

£85,000

8 Dringshaw, Hull, HU6 9DA



KEY FEATURES

- INVESTMENT OPPORTUNITY: VERY GOOD YIELD
- PRIVATE REAR GARDEN
- CLOSE TO AMENITIES AND BUS ROUTES
- GAS CENTRAL HEATING(RECENT BOILER) + UPVC DOUBLE GLAZING
- FABULOUS FIREPLACE
- SOME REDECORATION AND MINOR REPAIR REQUIRED
- FITTED KITCHEN
- RECENTLY FITTED WET ROOM SHOWER
- NO CHAIN
- EASY ACCESS TO BEVERLEY AND HULL

HEAD OFFICE

Mullberry House Hutton Road, Hutton Cranswick, Driffield, East Riding of Yorkshire, YO25 9PN

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THE AREA

This spacious, 3 bedroom terrace is located in an established, friendly neighbourhood in a pleasant cul de sac, with a large communal parking space to the front and Shaw Park and playing field close-by . There are plenty amenities in the area including the health centre and pharmacy, the Sirius Academy North secondary school, the Thorpe Park Academy primary school and the Endike Community centre. Independent stores including various takeaways and Heron foods are a short walk away, located on Ellerburn Avenue. The Tesco superstore and petrol station is further up Hall road just under a mile away.

The property which is in very good structural repair benefits from a recently fitted gas central heating boiler, a recently fitted wet room awaiting final decoration and Upvc double glazing.

THE PROPERTY

The property is approached via an attractive, well-maintained, gated, forecourt garden : the entrance hallway opens to a large lounge / dining room with dual aspects, front and rear and a fabulous, central feature fireplace ; this leads to a fitted, modern kitchen with a built-in store cupboard and a door to the private, fenced , good size, rear garden. A high gate leads to an entrance passageway which is owned by the property . Upstairs are 3 good size bedrooms, the 3 bedrooms would accommodate double beds , 2 of which have built-in cupboards; there is also a recently fitted wet room, awaiting finishing touches.

The property, which is in good structural repair, has NO CHAIN and awaits some minor repairs and redecoration .

These particulars are produced in good faith. They are set out as a general guide only and do not constitute, any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of, or association with Link Agency, has any authority to make or give any representation or warranty whatsoever in relation to this property.

JAYNE AT LINK AGENCY

When you use a Personal Agent to sell your home, your tailor-made estate agency service will include:

Your personal agent's expertise in the residential sales industry throughout Yorkshire

A personal service, tailor made for you

High quality, professional interior and exterior photography as standard

Floor plans

Listing on major websites

Regular use of social media especially Facebook and Instagram

Accompanied viewings for your buyers

An Open House event when appropriate

Regular contact

Thorough, attentive, sales progression once a buyer has been found
Negotiations and advice regarding future purchases / rentals of properties

A 24/7 telephone answering service







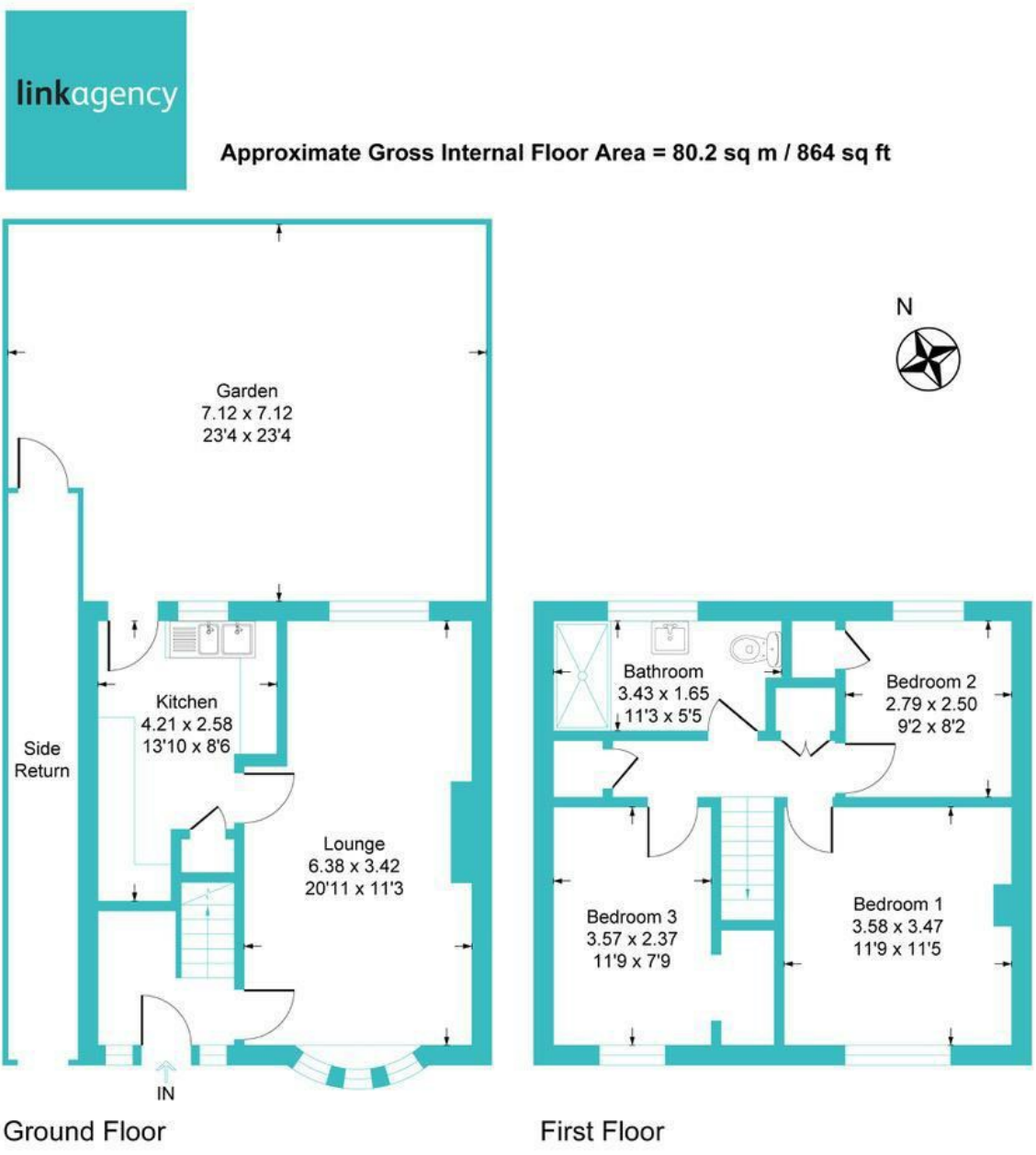


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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