



11 Wingfield Road, Hull, HU9 4PA

Offers Over £100,000

Brought to the market with NO CHAIN involved! This 2 bedroom end terraced property is an ideal first home or investment! Benefiting from having off street parking for multiple vehicles! Situated on a large plot! Installed with gas central heating and double glazing.

Accommodation briefly comprises; entrance hallway, lounge and kitchen to the ground floor. The first floor comprises; 2 double bedrooms and a bathroom. To the exterior is a very large front garden offering off street parking and a fully enclosed large rear garden.

Freehold

Council tax band: A

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Ground floor

Entrance hallway

With entrance door, laminate flooring, stairs off and door to:

Lounge 12'5" x 11'10"

With window to the front, laminate flooring, radiator, under stairs cupboard and wall mounted electric fire.

Kitchen 15'1" x 10'8"

With x2 windows to the rear, laminate flooring, vertical radiator, range of wall & base units with contrasting work surface and tiling to splash backs, space for cooker, plumbing for automatic washing machine and French doors to rear.

First floor

Bedroom one 10'10" x 10' 5"

With window to the front, laminate flooring, radiator and fitted wardrobe.

Bedroom two 8'10" x 8'7"

With window to the rear, laminate flooring and radiator.

Bathroom

With window to the rear, laminate flooring, heated towel rail, vanity hand wash basin & w/c and panel enclosed bath.

Exterior

To the exterior is a very large front garden offering off street parking and a fully enclosed large rear garden.

Thinking of moving? Contact us on 01482 226560 to arrange your free no obligation market appraisal. We are your local, family run Estate Agents offering a personal, bespoke professional service at an unbeatable fee.

Disclaimer

-None of the services, fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

-Room Measurements in these particulars are only approximations and are taken to the widest point.

-An EPC is held for this property and is available for inspection at the branch should you wish to view. It is also available online through the properties details on our website www.urbanpropertyhull.co.uk.

-To arrange a viewing for this property please contact Urban Property 01482 226560.

-If you require a Mortgage to purchase this or any other property, we offer a free Mortgage Consultation with an independent Mortgage Broker. Please ask for further details.

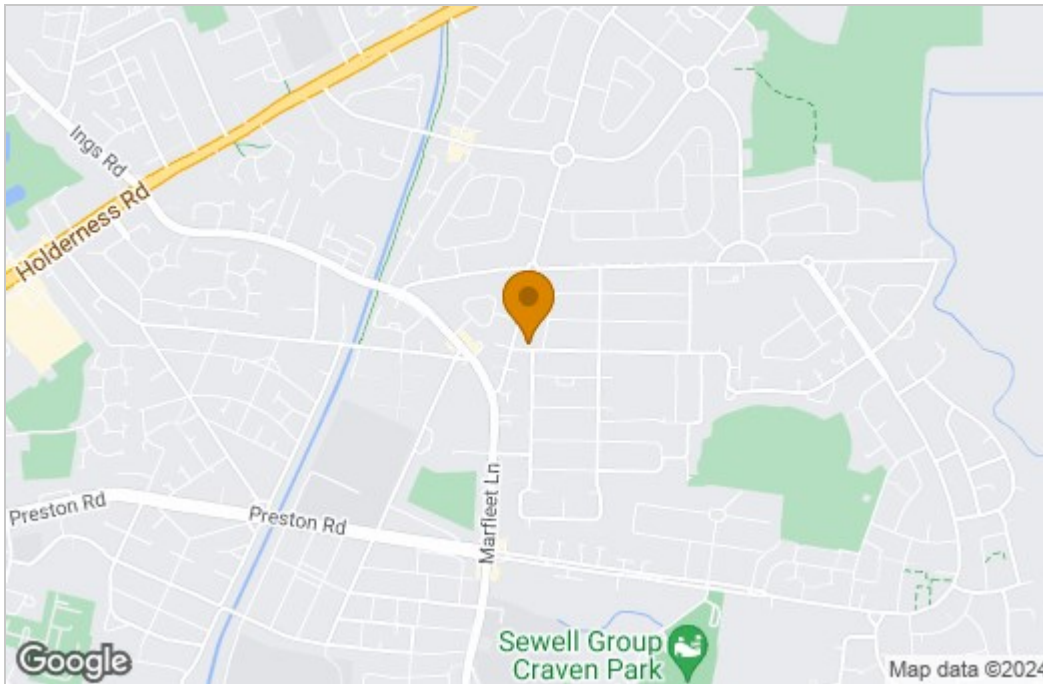
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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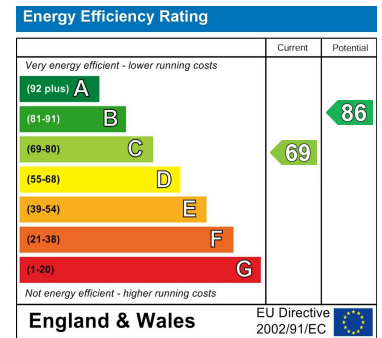
Floor Plan



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.