

**13 Newcomen Street, Hull, HU9 3BA**

**£100,000**

No chain involved! Urban Property are pleased to present this three bedroom terraced property situated in this popular residential area. Viewing highly recommended, for this spacious family home! Installed with double glazing & gas central heating, the property briefly comprises of hallway, lounge, dining room, modern fitted kitchen, lobby with bathroom and separate WC off. The first floor has three good sized bedrooms. There are well presented front and rear gardens, with garage accessed via rear 10 foot. Located close to local amenities such as local schools, East Park and Woodford Leisure Centre, as well as being on good transport links to Hull City Centre.

## Full description

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### Ground Floor

#### Entrance Hall

Lounge 14'10" x 12'1" (4.52m x 3.68m)

Dining Room 13'0" x 9'5" (3.96m x 2.87m

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Kitchen 9'8" x 8'7" (2.95m x 2.62m)

House Bathroom 9'5" x 4'4" (2.87m x 1.32m)

#### Rear Lobby

#### WC

### First Floor Landing

Master Bedroom 14'6" x 13'6" (4.42m x 4.11m)

Bedroom 10'8" x 7'5" (3.25m x 2.26m)

Bedroom 9'11" x 7'6" (3.02m x 2.29m)

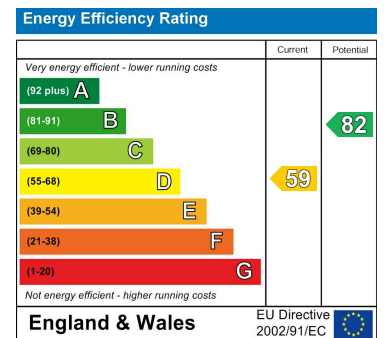
Front & Rear Gardens, well presented, and with garage accessed via 10 foot.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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