



Wellsted Street, Hull

Offers in excess of £55,000



Key Features

- Popular Residential Location
- Close to Local Amenities
- Good Transport Links
- Ground Floor Bathroom
- Boarded Loft Space
- Rear Yard
- EPC rating D
- Freehold





ATTENTION INVESTORS AND FIRST TIME BUYERS!

Offered to the market with no upward chain, this property is an ideal refurbishment opportunity for an investor or young family wanting to put their own stamp on the property.

Situated in close proximity to Hessle Road providing easy access to an array of shops and amenities, as well as excellent transport links to Hull City Centre.

This two bedroom terraced property briefly comprises of an open entrance hallway, lounge, kitchen and bathroom to the ground floor. To the first floor there are two double bedrooms. There is also a boarded and plastered loft space.

Externally there is a rear yard.

NO UPWARD CHAIN INVOLVED

Exterior Property

Entered directly from the pedestrian footpath to the front of the property.

Entrance Hallway

White UPVC door providing access into the open plan entrance hallway leading directly into the lounge. Staircase to first floor landing.

Lounge

3.45m x 4.73m (11'4" x 15'6")

Lounge with UPVC window to the front aspect of the property. Door providing access to the kitchen.

Kitchen

4.45m x 2.49m (14'7" x 8'2")

Accessed directly from the lounge, the kitchen comprises a range of base and wall units in wood effect with contrasting laminate worktop, stainless steel single bowl sink with tiled splashback. Space for freestanding cooker and space / plumbing for washing machine.

UPVC window overlooking rear yard and door providing access to the rear lobby area.

Rear Lobby

Providing access to the bathroom and to the rear yard via a wooden door

Bathroom

1.8m x 2.14m (5'11" x 7'0")

Ground floor bathroom, white three piece bathroom suite comprising close coupled toilet and cistern, pedestal basin and bath with integrated shower / mixer tap. Tiled to wet area and floor.

UPVC window overlooking the rear yard.

Landing

Providing access to two first floor bedrooms and ladder access to loft space.

Bedroom 1

4.52m x 3.39m (14'10" x 11'1")

Double room with a white UPVC double glazed window to the front aspect of the property and carpet to flooring.



Bedroom 2

2.88m x 3.84m (9'5" x 12'7")

Double room with a white UPVC double glazed window to the rear aspect of the property and carpet to flooring.

Loft Space

4.17m x 3.97m (13'8" x 13'0")

Accessed via pull down ladder, ample space that has been boarded and plastered out. Velux window to front aspect and carpet to flooring.

Rear Yard

Private rear yard.

Services

Mains gas, water, electricity and drainage are connected to the property.

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

Parking

Parking is available on-street only

Heating

The property has the benefit of a gas fired central heating system (not tested).

Tenure

The property is freehold.

Council

Council Tax is payable to the East Riding Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'A'.



Fixtures and Fittings

Certain fixtures, fittings and furniture may be purchased with the property or may be subject to separate negotiation.

Mortgages

We are pleased to work with 'Mortgage Advice Bureau', who provide Northwood clients with expert independent mortgage advice.

With access to thousands of mortgages, including exclusive deals that are not available on the high street, the team of agents provide award-winning advice that is tailored to your individual circumstances.

The Mortgage Advice Bureau can help you to find the right mortgage product for you and help with your application every step of the way. We have a dedicated Mortgage advisor who can offer telephone appointments to discuss your individual needs at a time to suit you.

Note: Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation

A market appraisal is a great way to start your property journey. You can find out what your property is worth with a virtual or face to face appointment in your home. If you're thinking of making a move, we would love to hear from you. Call our sales team on 01482 444440 to book your free, no obligation market appraisal now!



