



## Colenso Villas, Barnsley Street, Hull



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**£52,500**

- Investor Opportunity
- Full Refurbishment Required
- Popular Residential Area
- Close to Local Primary School
- Close to Local Amenities
- Good Transport Links
- Freehold
- EPC rating D



## ATTENTION INVESTORS & 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 on Barnsley Street and in close proximity to Holderness Road, providing easy access to an array of shops and amenities, as well as excellent transport links to Hull City Centre and the surrounding areas.

This two bedroom terraced property briefly comprises of a lounge, kitchen and bathroom to the ground floor. To the first floor there are two bedrooms.

Externally there is a rear yard area.

**NO UPWARD CHAIN INVOLVED**





## External Approach

The property is accessed via a shared footpath providing access to a row of terraced properties. To the front of the property is a small fence and gate, with footpath leading to the front door.

## Entrance

Wooden glazed door leading directly into the lounge.

## Lounge

3.87m x 4.19m (12'8" x 13'8")

UPVC double glazed bay window overlooking the front aspect of the property. Door providing access to the kitchen and carpet to flooring.

## Kitchen

2.15m x 4.27m (7'1" x 14'0")

Accessed from the lounge, the kitchen comprises a range of base and wall units with contrasting laminate worktop, stainless steel single bowl sink with tiled splashback.

Space for fridge / freezer and space / plumbing for washing machine.

UPVC window overlooking rear yard, door providing access to inner lobby through to the bathroom. Open staircase to the first floor landing. Lino to flooring.

## Rear Lobby

Providing access to the ground floor bathroom and to the rear yard via a UPVC glazed door.

Lino to flooring.

## Bathroom

2.11m x 1.67m (6'11" x 5'6")

Ground floor bathroom, white three piece bathroom suite comprising close coupled toilet and cistern, pedestal basin and bath with shower over and tiled walls to wet area.

UPVC window overlooking rear yard.

## Landing

Providing access to two first floor bedrooms.

## Bedroom 1

3.04m x 4.2m (10'0" x 13'10")

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

Carpet to flooring.

## Bedroom 2

3.05m x 3.39m (10'0" x 11'1")

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

Carpet to flooring.

## Rear Yard

Small rear yard with gated access to footpath to the rear of the property.

## Parking

Parking is available on street only.

## 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.

## Heating

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

## Tenure

The property is freehold.

## Council Tax

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

## Figures & Fixtures

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

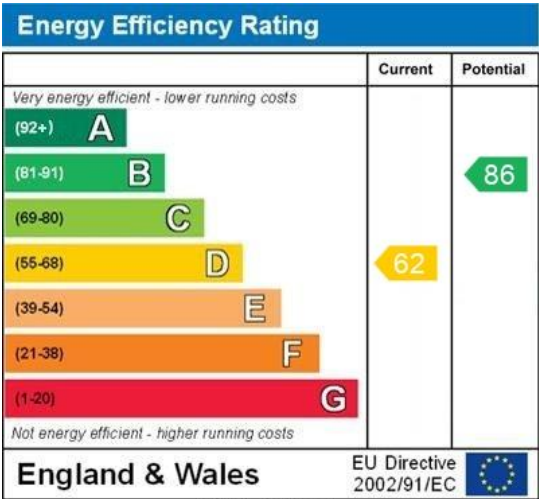
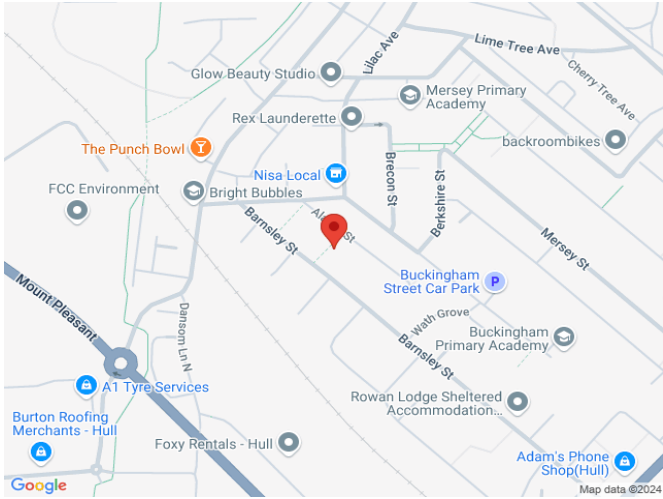
## Mortgages

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.*



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