



Melrose Street, Hull, HU3

Asking Price £105,000











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Tenanted three-bed, mid-terrace house on Melrose Street, off Anlaby Road - HU3. The ground floor consists of an entrance hall, open-plan living/dining room, kitchen and bathroom, whilst the first floor comprises three well-proportioned bedrooms. There is a small low-maintenance, courtyard-style garden to the rear.

Situated on Melrose Street, just off Anlaby Road, this property is conveniently located near a range of amenities, including ALDI, Home Bargains, Tesco Express, and Heron Foods. Well-regarded schools such as Paisley Primary School and The Boulevard Academy are also nearby. The property benefits from excellent bus routes to and from Hull City Centre, as well as surrounding areas like Hessle, Anlaby, and Willerby. Additionally, just a short walk away, you'll find the KCOM Stadium, home to Hull City AFC and Hull FC.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

KEY FEATURES

- **SELLING WITH TENANT IN SITU**
- **MID-TERRACED**
- **3 BEDROOMS**
- **CURRENT RENT: £650 PCM**
- **MARKET RENT: £725 PCM**
- **SHORTHOLD TENANCY**

DETAILS

Lounge/Diner

With carpet flooring, double glazed windows and radiator.

Kitchen

With vinyl flooring, laminate work surfaces, sink/drainage, space for appliances, double glazed window, hob, oven, extractor fan, doors leading to the rear yard and bathroom.

Bathroom

With tiled flooring, WC, wash hand pedestal basin, bath tub, shower attachment, radiator and double glazed window.

Bedroom 1

With carpet flooring, radiator, fitted wardrobes and double glazed windows.

Bedroom 2

With carpet flooring, radiator and double glazed window.

Bedroom 3

With carpet flooring, radiator and double glazed window.

Outside

There is a small low-maintenance, courtyard-style garden to the rear.

Viewings

Strictly by appointment with selling agents. Please contact Wigwam Homes today to book your viewing.

Fixtures & Fittings

Various fixtures and fittings may be available by separate negotiation and need to be confirmed prior to processing a formal offer.

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Free Mortgage Consultations

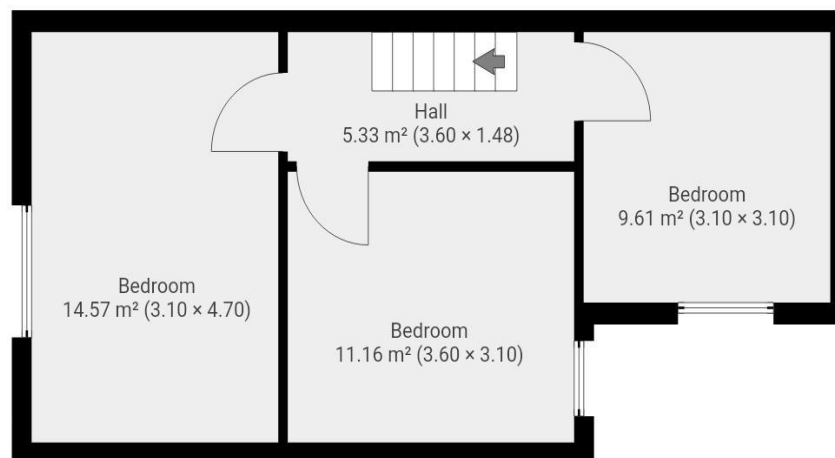
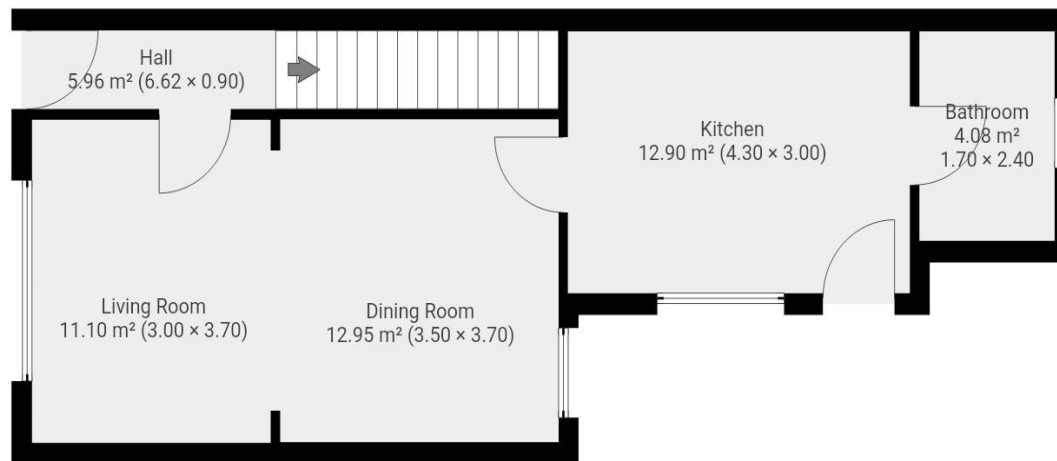
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