



Kings Bench Street

Hull, HU3 2TX

- **NO CHAIN**
- Two Reception Rooms
- Close To Local Amenities
- 3 Spacious Bedrooms
- Modern Shaker Style Kitchen
- Great Transport Links

Asking price £100,000





Welcome to this well-presented three bedroom mid-terrace property situated on Kings Bench Street, offered to the market with NO CHAIN. Perfectly suited for first-time buyers, growing families, or investors, this home offers spacious living and a convenient location close to local amenities.

The property briefly comprises a welcoming entrance hallway, a bright and airy lounge, and a modern fitted kitchen with ample storage and workspace. Upstairs, you'll find three well proportioned bedrooms and a family bathroom.

Outside, the home benefits from a low maintenance rear garden and on-street parking to the front.



Located just a short distance from local shops, Hull Royal Infirmary, schools, and excellent transport links to Hull city centre and surrounding areas, this property combines comfort, practicality, and value.

Entrance Hall

With doors leading to the lounge, dining room and kitchen and stairs leading to the first floor. With carpet flooring and radiator.

Lounge

11'8" x 12'10"

With uPVC bay window, carpet flooring and radiator.

Dining Room

10'0" x 11'1"

With uPVC window, carpet flooring and radiator.

Kitchen

8'11" x 17'6"

With modern shaker style kitchen units with base and wall units, with integrated appliances including gas hob, oven and extractor fan. With uPVC window, lino flooring, radiator and door leading to rear garden.

Bedroom 1

16'2" x 11'3"

With uPVC windows, storage cupboard, carpet flooring and radiator.

Bedroom 2

With uPVC window, storage cupboard, carpet flooring and radiator.

Bedroom 3

9'1" x 11'0"

With uPVC window, carpet flooring and radiator.

Bathroom

4'11" x 9'1"

Modern bathroom suite comprising bath with overhead shower attachment, WC and pedestal sink basin. With lino flooring, extractor fan and uPVC window.

Rear Garden

Large rear garden with gate access to the side of the property and gate access to the rear tenfoot.

Additional Information

- Tenure type - Freehold
- Local Authority - Hull City Council
- Council tax band - A
- Energy performance certificate rating (EPC) - D
- Services - Mains water, electricity, gas and drainage are connected to the property

Disclaimer

These details are intended to give a fair description only and their

accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate Agents have not tested any apparatus, equipment, fixtures or services, so cannot confirm that they are in working order and the property is sold on this basis.

Viewings

Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Mortgages

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Free Valuation

Thinking of selling or letting?

If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly in-person property valuations. Please get in touch and we will arrange a no-obligation property appraisal.



Local Authority **Hull City Council**
Council Tax Band **A**
EPC Rating **D**



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