



Westminster Avenue

Hull, HU8 9AG

- **NO CHAIN**
- Downstairs Bathroom
- Low Maintenance Rear Yard
- Three Bedrooms
- Recently Redecorated Throughout
- Ideal for First Time Buyers or Investors

Guide price £125,000 - £130,000





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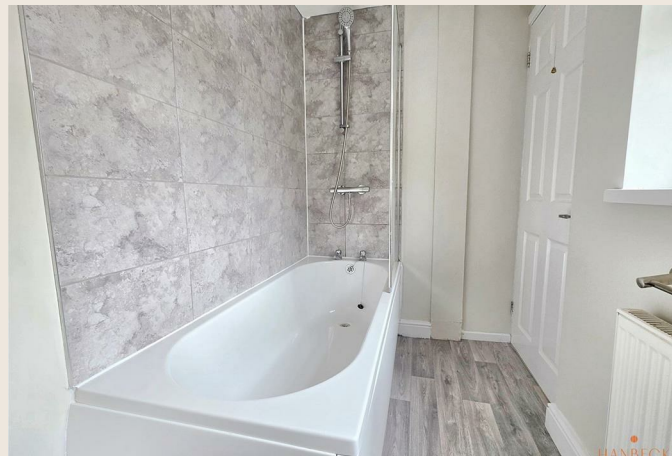
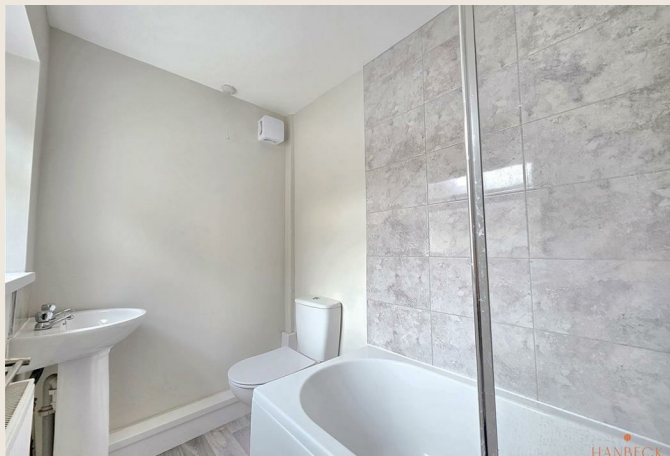
Offered to the market with no onward chain, this recently redecorated three-bedroom terraced property is perfect for first-time buyers or investors alike.

The ground floor features a bright and spacious through lounge / diner, a modern fitted kitchen, and a convenient downstairs bathroom. Upstairs, you'll find three well-proportioned bedrooms, all freshly painted and ready to move into.

Outside, the property benefits from a low-maintenance rear yard, ideal for outdoor seating or additional storage.

Situated in a popular residential area close to local amenities, schools, and transport links, this home offers excellent value and is ready for immediate occupation.

Early viewing is highly recommended to appreciate the space and potential this lovely home offers.



Entrance Hall

Entered via solid composite door, with lino flooring, radiator, carpeted stairs leading to the first floor and door leading to lounge, dining area, kitchen and bathroom.

Lounge

10'7" x 12'9"

With uPVC bay window, carpet flooring and radiator.

Dining Area

10'7" x 11'6"

With carpet flooring, uPVC window, understairs storage cupboard and door leading to kitchen, bathroom and rear garden.

Kitchen

8'6" x 9'7"

Comprising a range a of wall and base units, sink, laminate work top, integrated gas hob, integrated oven and extractor fan. With lino flooring, uPVC window, door leading to bathroom and door leading to the rear garden. The boiler is located in this room.

Bathroom

4'4" x 7'8"

Modern bathroom including pedestal sink basin, WC and bath with overhead shower. With radiator, lino flooring, uPVC window and partial tiling on the walls.

Bedroom 1

13'1" x 12'11"

Large front bedroom with uPVC bay window, small storage cupboard, radiator and carpet flooring.

Bedroom 2

9'0" x 11'8"

Great sized rear facing second bedroom, with carpet flooring, uPVC window and radiator.

Bedroom 3

8'9" x 9'9"

Another great sized bedroom to the rear of the property, with carpet flooring, uPVC window and radiator.

Rear Garden

To the rear of the property there is a concrete yard with gate access to the back passageway.

External

To the front of the property there is a small gated area and on street parking available.

Additional Information

- Tenure type - Freehold

- Local Authority - Hull City Council
- Council tax band - A
- Energy performance certificate rating (EPC) - C
- 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.

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



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