



Manvers Street, Hull, HU5

Asking Price £85,000











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This mid-terraced property is now available for sale with no chain, making it an ideal opportunity for investors or first-time buyers. Upon entering, you'll find a welcoming entrance hall that leads to two spacious reception rooms, perfect for entertaining or relaxing. The ground floor also features a well-equipped kitchen and a convenient downstairs bathroom, enhancing functionality for everyday living. Upstairs, the property boasts two generous double bedrooms, providing ample space for rest and personalization. Outside the property comprises of a rear yard.

Situated down Manvers Street just off Newland Avenue. Newland Avenue is a popular location known for its vibrant community and convenient amenities. Nearby, you can find various shops, cafes, and restaurants, making it easy to access daily necessities and enjoy dining out. Additionally, there are schools in the vicinity, such as Thoresby Primary, Bricknell Primary, Wyke College and Kelvin Hall, providing educational options for families in the area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY FEATURES

- **Mid-Terraced**
- **2 Double Bedrooms**
- **NO CHAIN**
- **2 Reception Rooms**
- **Close to Amenities**

DETAILS

Entrance Hall

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

Lounge

With carpet flooring, double glazed window and radiator.

Dining Room

With carpet flooring, double glazed window, radiator and door leading to the kitchen.

Kitchen

With vinyl flooring, laminate work surfaces, sink/drainage, double glazed window, space for appliances, central heating boiler and door way leading to the rear porch.

Rear Porch

With vinyl flooring, doors leading to the bathroom and rear yard.

Bathroom

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

Bedroom 1

With carpet flooring, radiator and double glazed window.

Bedroom 2

With carpet flooring, radiator and double glazed window.

Outside

Yard to the rear aspect.

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.

Free Market Appraisals

We at Wigwam homes are delighted to offer any homeowner a free no obligation valuation on your property. With various packages available with no tie in periods and no sale no fee contracts! Call us now on 01482 505152.

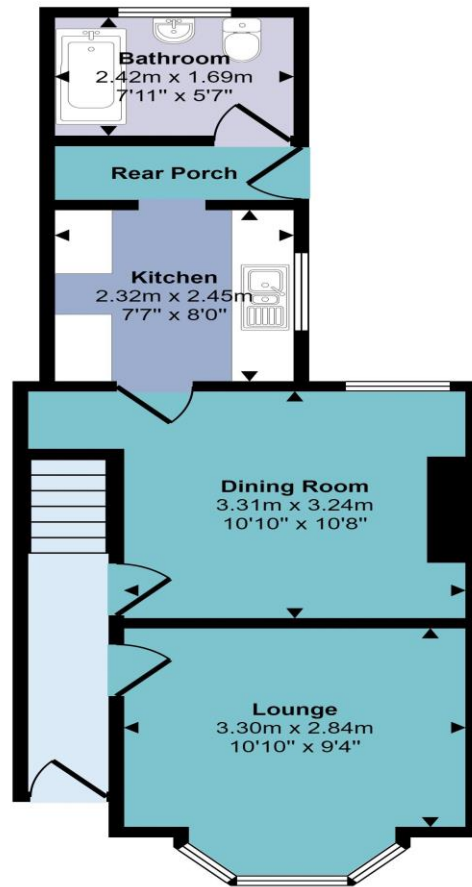
Free Mortgage Consultations

At Wigwam Homes we have our own independent mortgage advisors with access to over 90 lenders. With so many mortgage products on the market, an independent advisor can show you all the various options and help you discover which one is right for you. We can also help with property, income and personal insurances which may need to complete your mortgage application.

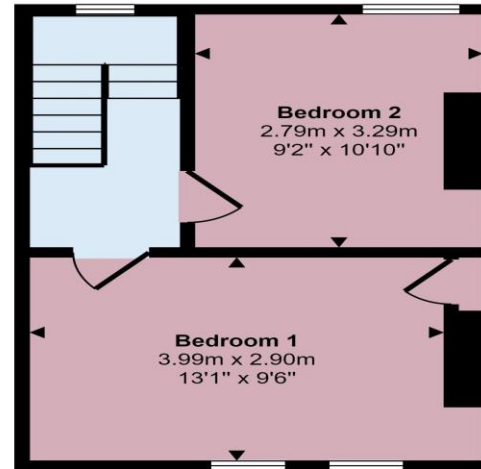
About Us

At Wigwam Homes we take pride in the success we achieve for our clients. Whether it is selling your properties, finding your forever home, searching for a long-term rental investment or looking to profit from onward selling, the Wigwam team is here to guide you through the housing market.

Approx Gross Internal Area
68 sq m / 732 sq ft



Ground Floor
Approx 40 sq m / 434 sq ft



First Floor
Approx 28 sq m / 298 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.