



Belmont Street, Hull, HU9

Asking Price £67,000







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TO BE SOLD WITH TENANT IN SITU

This end-terraced property is a fantastic investment opportunity for those looking to add value in a popular location. Upon entering, you'll find a spacious lounge, providing a comfortable area for relaxation. The ground floor also features a kitchen, which is functional but has plenty of room for improvement, making it an ideal space for refurbishment. The bathroom, also on the ground floor, awaits your renovation ideas, offering a great opportunity to create a modern space.

On the first floor, the property offers two well-proportioned bedrooms, providing an ample space for family or guests. The low-maintenance rear garden is an added bonus, offering a pleasant area to enjoy the fresh air. Additionally, the garden has access to the front aspect of the property, adding extra convenience.

Situated on Belmont Street just off Holderness Road, this property is in a highly convenient location, close to a wide range of amenities, including Asda Mount Pleasant Superstore, B&M, Home Bargains and Heron Foods. The popular Kingston Shopping Centre and The Mount Pleasant Retail Park are just minutes away, providing even more shopping options. Well-regarded schools such as Craven Primary Academy, Estcourt Primary Academy, and Malet Lambert are nearby. Additionally, excellent bus routes offer easy access to Hull City Centre and surrounding areas.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

KEY FEATURES

- End-Terraced
- 2 Bedrooms
- Freehold
- TO BE SOLD WITH TENANT IN SITU
- Investment Opportunity

DETAILS

Lounge

With carpet flooring, feature fireplace, double glazed windows and door leading to kitchen.

Kitchen

With laminate flooring, laminate worksurfaces, radiator, cabinets, integrated oven, integrated hob, fan extractor, double glazed windows, sink/drainage, space for appliances, door leading to rear porch and stairs leading to first floor.

Rear Porch

With laminate flooring, door leading to kitchen, door leading to bathroom, door leading to storage cupboard and door leading to rear garden.

Downstairs Bathroom

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

Bedroom 1

With carpet flooring, radiator and double glazed windows.

Bedroom 2

With carpet flooring, radiator and double glazed windows.

Rear Garden

With concrete flooring, brick wall boundary and access to the side aspect which leads to the front aspect of the property.

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 / Property Valuations

We at Wigwam Homes are delighted to offer any homeowner a FREE no obligation valuation on your property. Call today to book! Interested in selling? We offer zero tie-in periods and no-sale NO-fee! Call us now on 01482 50 51 52 to book a valuation.

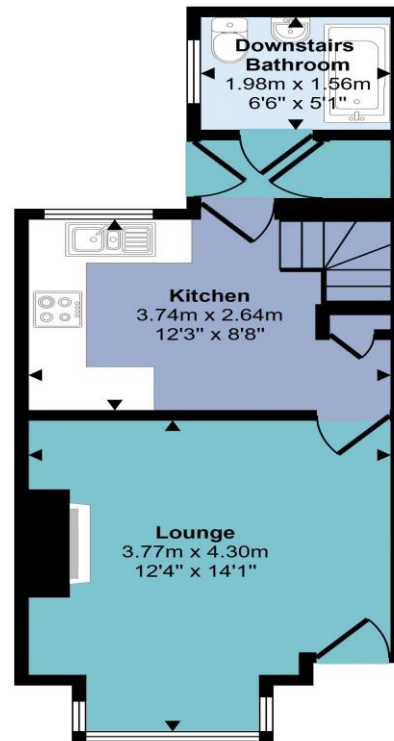
Free Mortgage Consultations

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 any property, income and personal insurances which you may need to complete your mortgage application.

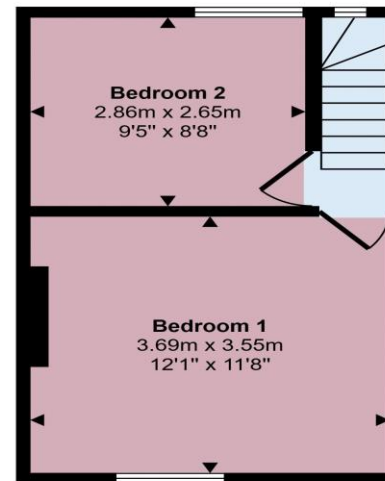
About Us

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
54 sq m / 581 sq ft



Ground Floor
Approx 30 sq m / 328 sq ft



First Floor
Approx 24 sq m / 253 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.