



Hutt Street, Hull, HU3

Guide Price £190,000 - £200,000



























# Hutt Street, Hull, HU3

TAKE A LOOK AT THIS NINE-BEDROOM, END-TERRACED PROPERTY. This is a perfect opportunity for those looking to put their personal touch on a home in a location close to popular amenities. Upon entering, you are greeted by a spacious lounge and reception room, offering plenty of room for relaxation and entertaining guests. The ground floor also features a kitchen/diner, perfect for preparing and enjoying family meals. Downstairs also includes a utility room and two storage rooms, providing extra space for storage.

Moving to the first floor, you'll find five bedrooms, offering plenty of room for family or guests, alongside a WC and bathroom. The property also boasts a third floor with an additional four well-proportioned bedrooms, providing extra space for family and guests. The third floor also includes a bathroom, providing added convenience. The large rear garden offers space for gardening, outdoor play, or simply enjoying the fresh air. This end-terraced home presents an exciting refurbishment project, perfect for those looking to create their dream living space.

Situated in the highly popular Spring Bank area, this property is close to amenities such as a variety of dining options, Tesco Express, and the highly popular St Stephens Shopping Centre. There are also highly regarded schools nearby, such as Collingwood Primary School and Hull Trinity House Academy. Additionally, it offers close proximity to bus routes to and from the city centre and surrounding areas.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	51 E	
21-38	F		
1-20	G		

## KEY FEATURES

- End-Terraced
- 9 Bedrooms
- 3 Reception Rooms
- 2 Bathrooms
- Spacious Rear Garden



# DETAILS

## Lounge

With laminate flooring, double glazed windows, feature fireplace, spotlights and open plan to the reception room.

## Reception Room

With carpet flooring, double glazed windows and open arch leading to kitchen/diner.

## Kitchen/Diner

With laminate flooring, laminate work surfaces, spotlights, integrated hob, integrated oven, fan extractor, cabinets, sink/drainage, double glazed windows, space for appliances and door leading to rear garden.

## Utility Room

With concrete flooring, double glazed window, space for appliances, door leading to storage room 1 and storage room 2.

## Bedroom 1

With carpet flooring, radiator, double glazed windows and feature fireplace.

## Bedroom 2

With carpet flooring, radiator, feature fireplace and double-glazed windows.

## Bedroom 3

With carpet flooring, double glazed windows and radiator.

## Bedroom 4

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

## Bedroom 5

With carpet flooring, floor to ceiling radiator and double-glazed window.

## Bedroom 6

With carpet flooring, double glazed window, stairs leading to loft space and floor to ceiling radiator.

## Bedroom 7

With carpet flooring, double glazed windows and floor to ceiling radiator.

## Bedroom 8

With carpet flooring, floor to ceiling radiator and double-glazed windows.

## Bedroom 9

With carpet flooring and double-glazed windows.

## Bathroom

With vinyl flooring, floor to ceiling radiator, pedestal hand wash basin, spotlights, WC, shower cubicle with shower attachment and double-glazed windows.

## Bathroom 2

With laminate flooring, bath tub, towel radiator, double glazed window, WC and pedestal hand wash basin.

## Loft Space

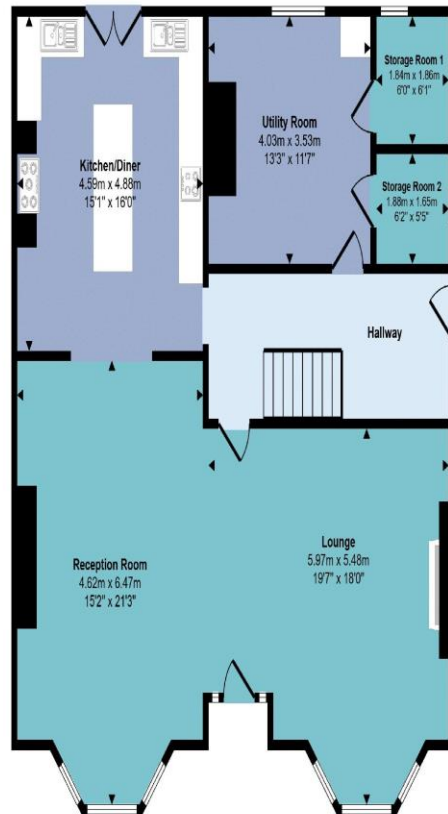
With carpet flooring, double glazed window and stairs leading to bedroom 6.

## Rear Garden

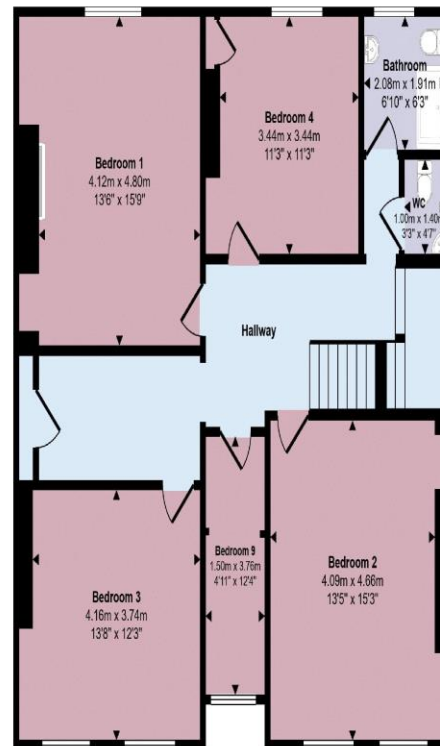
With lawn, fence boundary, door leading to kitchen/diner and access to the front aspect.



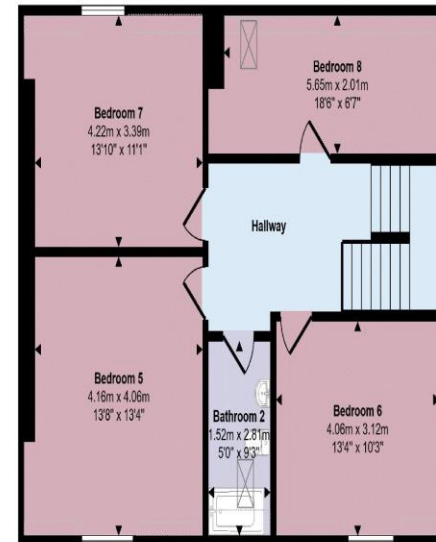
Approx Gross Internal Area  
342 sq m / 3676 sq ft



Ground Floor  
Approx 117 sq m / 1256 sq ft



First Floor  
Approx 112 sq m / 1207 sq ft



Second Floor  
Approx 81 sq m / 876 sq ft



Third Floor  
Approx 31 sq m / 337 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.