



Edgecumbe Street, Hull, HU5

Asking Price £100,000











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This end-terraced property presents an exciting opportunity for renovation enthusiasts or investors looking to create a stunning family home. The ground floor offers a lounge, providing ample space for relaxation and social gatherings, a kitchen ideal for family meals, and a bedroom that's perfect for guests or could be repurposed to suit your needs.

On the first floor, you will find three well-proportioned bedrooms, each offering a blank canvas for your design ideas, along with a family bathroom that also awaits your renovation ideas. Outside, the property boasts a rear yard, providing a private outdoor space that can be transformed into a lovely garden or patio area.

With its excellent layout and potential for improvement, this property is ideal for those looking to invest time and creativity into a refurbishment project, turning it into a beautiful home or rental opportunity.

Situated on Edgecumbe Street, just off the popular Newland Avenue, this property is in a vibrant community with convenient amenities. Nearby, you'll find a variety of shops, cafes, and restaurants, making it easy to access daily necessities and enjoy dining out. Additionally, schools such as Sidmouth Primary School, St Mary's College and the highly regarded Hull University are in the vicinity, providing excellent educational options for families in the area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

KEY FEATURES

- End-Terraced
- 4 Bedrooms
- En-Suite
- NO CHAIN
- Freehold

DETAILS

Entrance Hall

With laminate flooring, radiator, door leading to bedroom 1, door leading to lounge and stairs leading to first floor.

Lounge

With carpet flooring, radiator, double glazed windows, door leading to under stair storage and door leading to kitchen.

Kitchen

With laminate flooring, laminate worksurfaces, sink/drainage, cabinets, double glazed windows, integrated oven, integrated hob, fan extractor, space for appliances and patio doors leading to rear garden.

Bedroom 1

With carpet flooring, radiator, double glazed windows and sliding door leading to en-suite.

En-Suite

With vinyl flooring, pedestal hand wash basin, WC, shower cubicle and shower attachment.

Bedroom 2

With carpet flooring, radiator and double glazed windows.

Bedroom 3

With carpet flooring, radiator and double glazed windows.

Bedroom 4

With carpet flooring, radiator and double glazed windows.

Bathroom

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

Rear Garden

With gravel flooring, fence boundary and patio doors leading to kitchen.

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.

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