



**Brazil Street, Hull, HU9**

**Guide Price £80,000 - £85,000**









## Brazil Street, Hull, HU9

This mid-terraced property presents an exciting opportunity for those looking to create their dream home. Offered with no chain, whilst in need of updating, allowing you to design and renovate to your taste. The ground floor features an entrance hall, a spacious lounge/diner and a kitchen. Upstairs, you'll find two bedrooms, providing ample space, along with a bathroom that awaits your personal touch. The property also boasts a rear yard. Don't miss out on this chance to transform this house into a beautiful home!

Located on Brazil Street close to many popular local amenities, such as ASDA, Matalan, and the other various shops on Mount Pleasant and Holderness Road. Local popular schools such as Estcourt Primary and Craven Primary are minutes away. There are plenty of bus routes linking to the Hull city centre and surrounding areas.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

### KEY FEATURES

- MID-TERRACED
- CHAIN FREE
- 2 BEDROOMS
- LARGE LOUNGE/DINING AREA
- CLOSE TO AMENITIES
- FREEHOLD

# DETAILS

## Entrance Hall

With vinyl flooring, stairs leading to the first floor and door leading to the lounge/diner.

## Lounge/Dining Area

With laminate flooring, fireplace, double glazed windows, radiators and door leading to the kitchen.

## Kitchen

With vinyl flooring, sink/drainage, laminate work surfaces, space for appliances, hob, oven, extractor fan and door leading to the rear yard.

## Bedroom 1

With carpet flooring, radiator and double glazed window.

## Bedroom 2

With laminate flooring, radiator, double glazed window and storage cupboard.

## Bathroom

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

## Outside

With a low maintenance rear yard.

## 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.

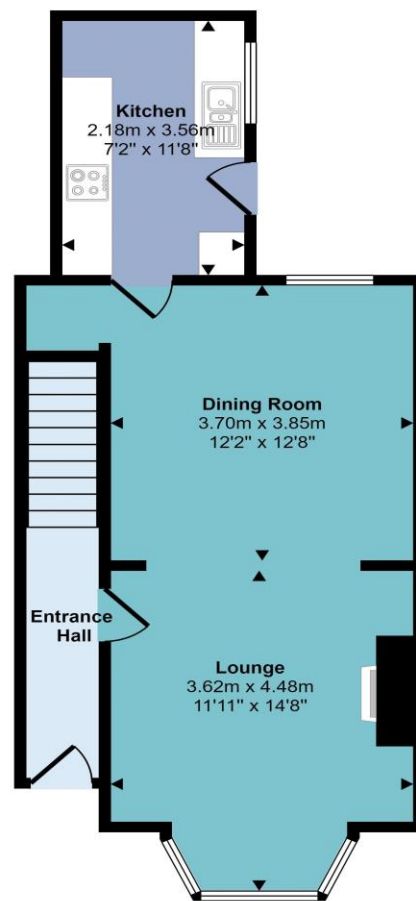
## About Us

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.

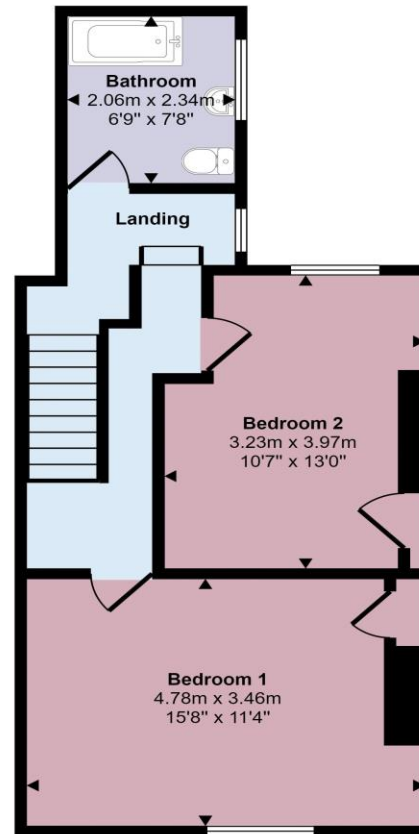
## Disclaimer

Here at Wigwam Homes we try to ensure that all information in the advertisements are correct. However, we do advise any potential buyers to conduct their own viewing. The Agent has not checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure.

Approx Gross Internal Area  
89 sq m / 953 sq ft



Ground Floor  
Approx 44 sq m / 476 sq ft



First Floor  
Approx 44 sq m / 477 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.