



**Welbeck Street, Hull HU5 3SG**

**Welcome to**

**Welbeck Street, Hull**

William H. Brown is delighted to market this 2 bedroom mid terraced property on the sought after Dukeries location! The property is to be sold with no chain and requires a degree of upgrading



**Entrance Porch**

Double glazed entrance door to the front.

**Entrance Hall**

Single glazed door to the front and picture window to the lounge.

**Lounge/ Diner**

25' 3" max x 10' 8" max ( 7.70m max x 3.25m max )

Double glazed bay window to the front, feature fire surround with gas fire, electric wall heater, understairs cupboard, coving to the ceiling, cornices and decorative ceiling rose.

**Kitchen**

8' x 7' 10" ( 2.44m x 2.39m )

Fitted kitchen with a range of shaker style wall and base units, 4 ring gas hob, cooker point, stainless steel sink and double glazed window to the side.

**Rear Hall**

Two storage cupboards.

**Landing**

Double glazed window to the rear, electric wall heater and access to the loft.

**Bedroom 1**

10' 6" x 14' max ( 3.20m x 4.27m max )

Double glazed window to the front, feature fire surround and storage cupboard.

**Bedroom 2**

12' 7" x 8' 8" max ( 3.84m x 2.64m max )

Double glazed window to the rear and a storage cupboard.

**Shower Room**

Shower room with adapted shower (wet room), low level W/C, pedestal wash hand basin, extractor fan, tiled floor and double glazed window to the rear.

**Front Garden**

Concrete yard with iron fence surround.

**Rear Garden**

Concrete yard, raised beds, outhouse and rear pedestrian access.



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## Welcome to

### Welbeck Street, Hull

- 2 Bedroom Mid Terraced Property
- No Chain
- Requires A Degree Of Upgrading
- Dukeries Location
- Downstairs Shower Room

Tenure: Freehold EPC Rating: Awaited

# £100,000

### Directions to this property:

See below map for property location, for further information please contact the Residential Sales Team on 01482 447748.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA119234 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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