



Welbeck Street, Hull HU5 3SG

Welcome to

Welbeck Street, Hull

William H. Brown is delighted to market this 2 bedroom end terraced property! To be sold with tenant in situ this is great opportunity for new landlords or experienced landlords to build their portfolio!



Entrance Hall

Double glazed window to the front and a radiator.

Lounge

25' 2" max x 14' 2" max (7.67m max x 4.32m max)
Double glazed bay window to the front, double glazed window to the rear and two radiators.

Kitchen

9' 5" x 7' 9" (2.87m x 2.36m)
Fitted kitchen with a range of shaker style wall and base units, work surfaces, gas cooker point, stainless steel sink, plumbing for an automatic washing machine, boiler, radiator, double glazed window to the side and double glazed door to the side.

Landing

Double glazed window to the rear.

Bedroom 1

10' 8" x 13' 11" max (3.25m x 4.24m max)
Double glazed window to the front and a radiator.

Bedroom 2

12' 1" x 8' 11" max (3.68m x 2.72m max)
Double glazed window to the rear and a radiator.

Bathroom

Bathroom with panelled bath with shower over, low level W/C, pedestal wash hand basin, towel style radiator, tiled walls and tiled floor.

Front Garden**Rear Garden**

Gravelled area with wall surround.



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Welbeck Street, Hull

- 2 Bedroom End Terraced Property
- Brilliant Investment Opportunity
- To Be Sold With Tenant In Situ
- Dukeries Location
- Great Local Amenities

Tenure: Freehold EPC Rating: D

offers in the region of

£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:
NEA119367 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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