



St. Matthew Street, Hull HU3 2UA

welcome to

St. Matthew Street, Hull

Situated in this convenient location, this property is the close to local amenities and is perfect for an investor or first time buyer with easy access to the city centre



This 3-bedroom mid-terrace property is ideally located close to a range of amenities, making it perfect for both first-time buyers and investors. The house offers a low-maintenance front garden, providing a neat and tidy exterior with minimal upkeep. On-street parking is available, offering convenient access for residents and guests.

Inside, the property features a comfortable layout with spacious living areas that benefit from natural light, creating a warm and inviting atmosphere. The two bedrooms are well-proportioned, providing a great space for a small family, professionals, or students. The kitchen and bathroom are functional, with potential for further modernisation to suit your personal style.

With easy access to the town centre, this home is perfectly positioned for those looking to enjoy the convenience of nearby shops, cafes, and public transport, making commuting or exploring the area hassle-free. Whether you're a first-time buyer looking for a manageable property or an investor seeking a solid rental opportunity, this home offers fantastic potential in a great location.

Entrance Hall

Double glazed entrance door to the front and a radiator.

Lounge

15' 5" x 11' 6" (4.70m x 3.51m)

Double glazed bay window to the front, storage cupboard and a radiator.

Dining Room

12' 4" x 11' 9" (3.76m x 3.58m)

Double glazed window to the rear, storage cupboard and a radiator.

Kitchen

14' 5" x 9' 5" (4.39m x 2.87m)

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink, space for appliances, double glazed window to the side and double glazed door to the rear.

Landing

Split level landing.

Bedroom 1

15' 2" x 12' 6" (4.62m x 3.81m)

Two double glazed windows to the front and a radiator.

Bedroom 2

12' 5" x 9' 9" (3.78m x 2.97m)

Double glazed window to the rear and a radiator.

Bedroom 3

9' 5" x 8' 5" (2.87m x 2.57m)

Double glazed window to the rear and a radiator.

Shower Room

Shower room with walk in shower, low level W/C, pedestal wash hand basin, radiator and double glazed window to the side.

Front Garden

Low maintenance front yard laid to concrete.

Rear Garden

The rear garden is laid to lawn, with patio area, shed and fence surround.



view this property online williamhbrown.co.uk/Property/NEA119702



welcome to

St. Matthew Street, Hull

- Convenient location
- Bags of potential
- Close to amenities
- Bus routes to the city centre

Tenure: Freehold EPC Rating: D

£120,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA119702



Property Ref:
NEA119702 - 0003

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.



william h brown



01482 447748



NewlandAvenue@williamhbrown.co.uk



82 Newland Avenue, HULL, East Yorkshire, HU5 3AB



williamhbrown.co.uk