



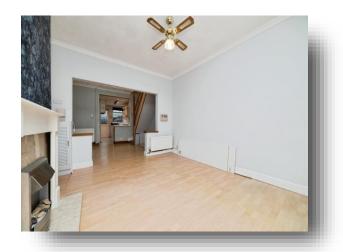
Wharncliffe Street, Hull HU5 3LY



welcome to

Wharncliffe Street, Hull

Situated off Chanterlands Avenue, this 2 bedroom mid terrace property is close to local amenities and is an ideal investment opportunity.













Lounge

11' 8" x 14' 2" (3.56m x 4.32m)

With a door to the front leading into the property, the living room has a feature fireplace with surround, a radiator, a double glazed window to the front and the room opens up into the dining room.

Dining Room

9' 3" x 11' 8" (2.82m x 3.56m)

With a radiator and access to the kitchen and stairs leading to the upper floor.

Kitchen

10' 4" x 7' 2" (3.15m x 2.18m)

Housing a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, an integrated gas hob, an integrated gas oven, space for a fridge freezer, plumbing for a washing machine, a radiator, a double glazed window to the rear and door leading to the rear garden and access to the ground floor bathroom.

Ground Floor Bathroom

With a W/C, a vanity wash hand basin, a bath with mixer taps, a radiator and a double glazed window to the rear.

Bedroom 1

10' 6" plus bay x 13' 2" (3.20m plus bay x 4.01m) With fitted wardrobes, a radiator and a double glazed window to the front.

Bedroom 2

8' 10" x 10' 4" (2.69m x 3.15m)

With a radiator and a double glazed window to the rear.

Front Garden

With a wooden fence and gate and a path leading to the front door.

Rear Garden

With a paved area, a wooden fence and a brick wall.





welcome to

Wharncliffe Street, Hull

- Guide Price £70,000 £80,000
- Open plan living/diner
- Close to local amenities
- Dukeries living
- Ideal investment opportunity

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£70,000





directions to this property:

on:01482 447748.

See below map for property location, for more information on

the local area please contact you local residential sales team



Newstead St Clumber St Thoresby Primary School Map data ©2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA120179



Property Ref: NEA120179 - 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.





01482 447748



NewlandAvenue@williamhbrown.co.uk



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



williamhbrown.co.uk

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