

2 Bedroom Terraced House

Welbeck St, HULL, HU5 3SG

£110,000



- ATTENTION INVESTORS/FIRST TIME BUYERS !
- BRIGHT AND SPACIOUS
- DUAL ASPECT THROUGH LOUNGE DINING AREA
- FITTED WARDROBES
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING





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Superb property which is perfectly placed within the ever popular Dukeries just off Princess Avenue.

The property is offered with vacant possession and is in move into condition.

The bright and spacious, super smart accommodation briefly comprises of an entrance hall which leads through to a generously proportioned bay windowed, dual aspect through lounge with a dining area.

The kitchen has a range of modern units with coordinating fixtures and fittings and integrated appliances.

The bathroom has a modern 3 piece suite with a shower over the bath and contrasting tiled surround.

To the first floor there are 2 bedrooms. The main bedroom has the benefit of fitted wardrobes thus creating ample hanging and storage space.

Outside to the rear is a walled courtyard garden with a gardeners shed inset.

Additionally, as one would expect there is a gas central heating system and double glazing.

The property is offered with vacant possession on completion and with no chain involved.

Internal viewing is highly recommended-one not to be missed.

Location

The area is highly popular and well known for its wealth of amenities, which are practically on the doorstep! There are busy local shopping centres within walking distance, however, for a more extensive shopping experience Hull city centre is just a short commute from the property and has a great choice of High street stores and supermarkets to choose from.

There are reputable schools, colleges, academies and the University of Hull are all within a convenient proximity to the property.

Welbeck Street is also close to the Avenues conservation area and historic Pearson Park, Princes Avenue and Newland Avenue.

Both have a fantastic choice of multicultural café bars and restaurants for those wishing to spend quality leisure time with friends and family.

All in all a great place to live!

Property Description

Ground Floor

Entrance - Open arch entrance porch leads through to a double glazed and leaded front entrance door with matching overhead screen window. Leads through to the entrance hall...

Entrance Hall - Staircase off to the first floor.
Cornice.
Radiator.

Through Lounge/Dining Room - 25' 3" x 10' 2" (7.7m x 3.12m) Extremes to extremes.
Double glazed bay window with aspect over the front forecourt area.
Fireplace with a marble effect back and hearth, housing a coal effect electric fire.
Double paned French Doors lead through to the dining area.

To the lounge:
Dado rail.
Cornice.
Radiator.

To the dining room:
Under stairs cloaks/storage cupboard.
Dado rail.
Coving.
Radiator.



Kitchen - 8' 3" x 7' 9" (2.54m x 2.38m) Extremes to extremes.

Double glazed window with aspect over the rear walled courtyard area.

Range of matching white high gloss base, drawer and wall mounted units with brushed steel effect handle detail.

Coordinating roll edged laminate worksurface housing a stainless steel hob with built in oven beneath and stainless steel funnel hood extractor fan over with contrasting tile splash back surround.

A further work surface houses a single drainer sink unit with a mixer tap over and a matching splash back surround.

Wall mounted gas central heating boiler.

Plumbing for an automatic washing machine.

Coving.

Rear Entrance Lobby - Wall mounted storage cupboard.

Radiator.

Double glazed rear entrance door.

Bathroom - White 3 piece suite comprising of a panel bath with shower over, matching pedestal wash hand basin and low flush W.C.

Chrome fittings to the sanitary ware.

Contrasting tile surround with mosaic effect tile detail inset.

Radiator.

Double glazed opaque window.

First Floor

Landing - Spindle rail enclosure.

Double glazed opaque window.

Loft hatch through to the roof void.

Bedroom One - Extremes to extremes plus recess.

Double glazed window with aspect over the front forecourt area.

Range of fitted louvre style wardrobes with shelves and hanging space and matching overhead storage units.

Matching, built in storage cupboard.

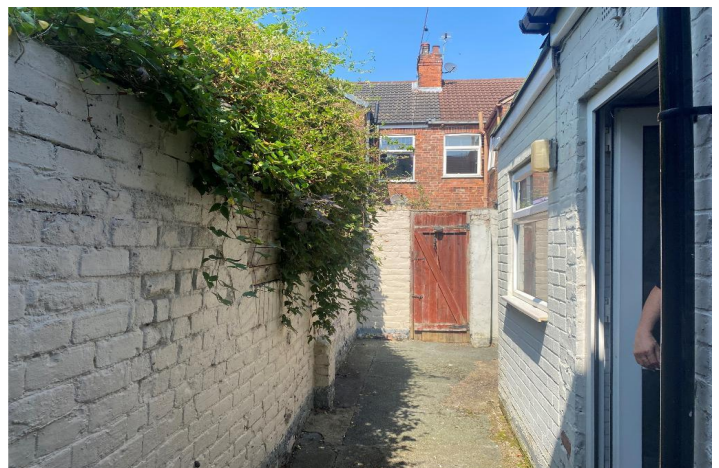
Radiator.

Bedroom Two - 12' 5" x 7' 10" (3.81m x 2.41m) Extremes to extremes.

Double glazed window with aspect over the rear courtyard.

Radiator.

Exterior



Rear Courtyard Garden - Walled courtyard area which has been laid for ease of maintenance and further to create a patio/seating area.

Timber gardener's shed inset within the rear boundary.

High level timber gate leads out to a pedestrian access, further leading through onto Welbeck Street.

External water supply.

Council tax band: A

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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