



Newington Street

Hull, HU3 5LF

- SOLD WITH NO ONWARD CHAIN
- Mid-Terraced
- Summer House
- On Street Parking
- Good Transport Links
- Three Bedrooms
- Spacious Lounge
- Private Rear Garden
- Close to Local Shops & Amenities
- Viewing Recommended

Asking price £90,000





Offered for sale with no onward chain, this three bedroom terraced property presents an excellent opportunity for buyers looking to put their own stamp on a home. Requiring some modernisation, the property offers well-proportioned accommodation across two floors and would suit a range of buyers, including first-time purchasers, families and investors.

The ground floor comprises a welcoming lounge, providing a comfortable main reception space, together with a kitchen diner offering plenty of room for both cooking and dining.

To the first floor are three bedrooms, providing flexible accommodation for a family, guests or those requiring a home office, along with a family bathroom.

Externally, the property benefits from a concrete front garden, while the rear garden is designed with an artificial lawn and a small summer house, providing useful additional space for storage, hobbies or outdoor use. There is also useful additional storage provided by an outhouse to the front of the property.



With the benefit of three bedrooms, a good-sized kitchen diner, gardens to both the front and rear, additional storage and no onward chain, this property offers a fantastic opportunity for buyers seeking a home they can modernise and personalise to their own taste. Early viewing is highly recommended to appreciate the potential on offer.

Entrance Hall

5'7" x 22'10"

Providing access to the ground floor rooms, with laminate flooring and a radiator.

Lounge

15'2" x 9'11"

A spacious lounge featuring a large window that allows natural light to fill the room, and door leading to the rear garden. With vinyl flooring and a radiator.

Kitchen/Diner

9'3" x 14'11"

The kitchen/diner is fitted with white cabinetry and tiled white splashbacks that run around the room. There is a window providing ample daylight, while the layout offers generous space to cook and dine with ease. With double doors leading to the lounge, laminate flooring and a radiator.

Bedroom 1

9'3" x 13'0"

Well-proportioned room with a window that faces the front aspect and invites natural light. There is a fitted wardrobe, with carpet flooring and radiator.

Bedroom 2

8'4" x 12'4"

Good sized bedroom with a window facing the rear aspect. With carpet flooring and a radiator.

Bedroom 3

6'7" x 8'6"

A versatile room suitable for use as a child's bedroom, guest room or a home office. With a window facing the rear aspect, carpet flooring and a radiator.

Bathroom

6'3" x 8'8"

The bathroom features a modern white suite with a curved bath and overhead shower, a toilet, and a pedestal sink. A small frosted window provides natural light, privacy and ventilation, with vinyl flooring and a radiator.

Rear Garden

The rear garden is fully enclosed with wooden fencing, providing privacy and security. It features an area of artificial grass and a small summer house, ideal for storage or as a garden room.

Additional Information

- Tenure Type - Freehold
- Local Authority - Hull City Council

- Council Tax Band - A
- Energy Performance Certificate Rating (EPC) - C
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

Viewings

Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

Free Valuation

Thinking of selling or letting?

If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly in-person property valuations. Please get in touch and we will arrange a no-obligation property appraisal.

Mortgages

Hanbeck Estate Agents can introduce you to independent financial advisors who have access to the whole of the mortgage market. Get in touch today for a free no obligation consultation.

Money Laundering Regulations

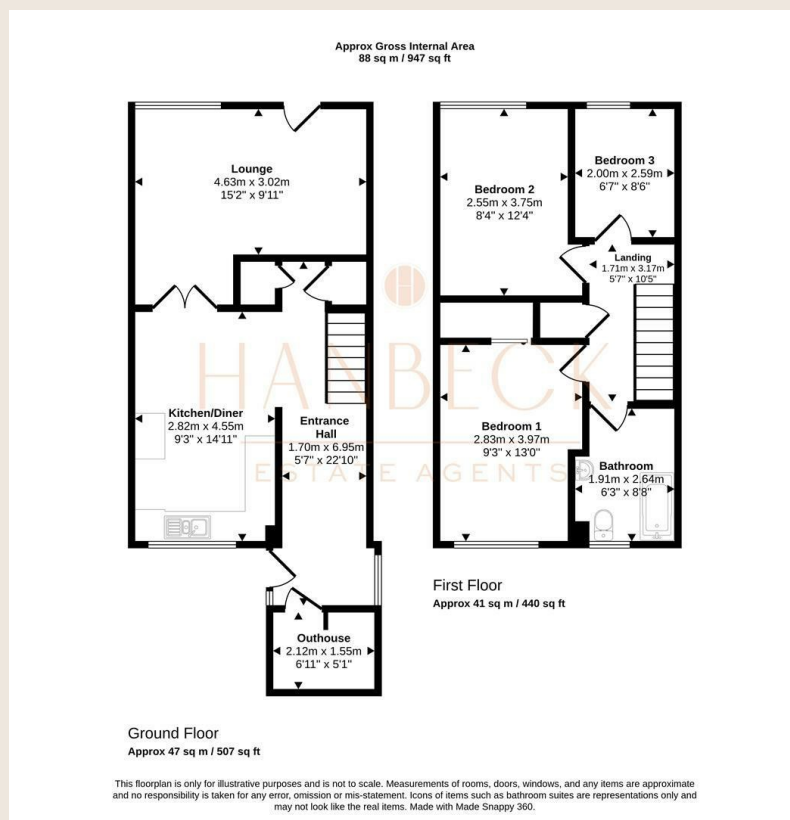
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate Agents have not tested any apparatus, equipment, fixtures or services, so cannot confirm that they are in working order and the property is sold on this basis.



Local Authority **Hull City Council**
Council Tax Band **A**
EPC Rating **C**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

