



Granville Street
Hull

Guide Price £80,000 – £90,000

WIGWAM

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- Guide price - £80,000 - £90,000
- 3 bedroom mid-terrace house
- Within walking distance of transport links and amenities that Anlaby Road has to offer
- Separate dining room and living room for additional versatility
- Offered with no onward chain for a swift and seamless purchase
- Private rear paved courtyard
- Potential to add value through refurbishment
- High rental demand in the area making it a potential as a buy-to-let property

Brimming with potential, this three-bedroom mid-terrace house offers an outstanding opportunity for buyers seeking a well-located home or a promising investment in a popular area.

Situated within easy walking distance of the excellent transport links and vibrant amenities that Anlaby Road has to offer, the property is perfectly positioned for convenience and connectivity.

Inside, you will find a practical and inviting layout, featuring a spacious separate living room and dining room, providing versatility for both relaxation and entertaining. The kitchen is well-proportioned and ready for your personal touch, with a bathroom positioned just behind it.



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Upstairs, bedrooms one and two come straight off the hallway, and bedroom three can be accessed via bedroom two. All three are well-proportionated, ensuring ample space for family or guests.

The property also benefits from having its own rear courtyard, perfect for hosting.

Offered with no onward chain, this property allows for a swift and seamless purchase, making it ideal for those eager to move quickly.

There is significant scope to add value through refurbishment, allowing you to customise the interiors to your own taste and requirements, whether you are looking to create your dream home or enhance the property's appeal for the rental market.

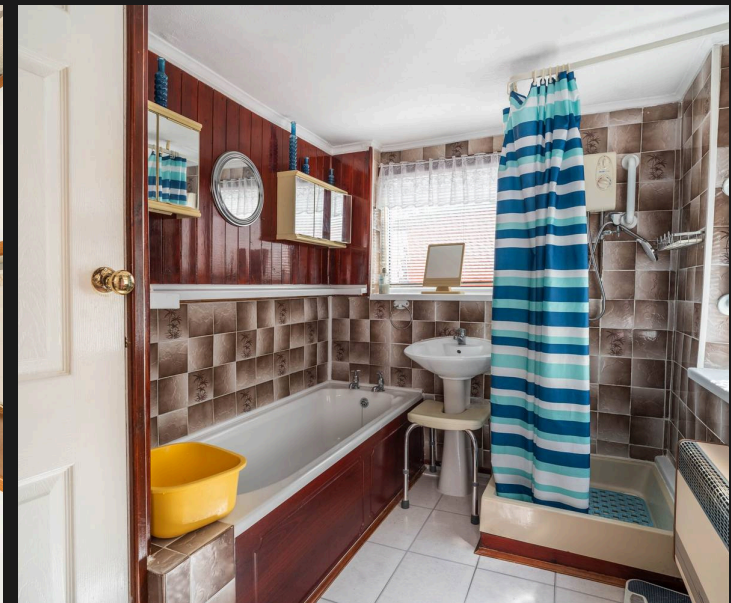
The high rental demand in the area further underlines its potential as a buy-to-let investment, offering strong yields and long-term growth prospects.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





Living room

With wood flooring, feature fireplace, and window.

Dining room

With wood flooring, feature fireplace, door to kitchen, and window.

Kitchen

With wood flooring, tiled walls, kitchen units with laminate worktops, under-counter fridge and freezer, sink and tap, and window.

Bathroom

With tiled floor and walls, shower, bath, toilet, storage cupboard, and window.

Bedroom 1

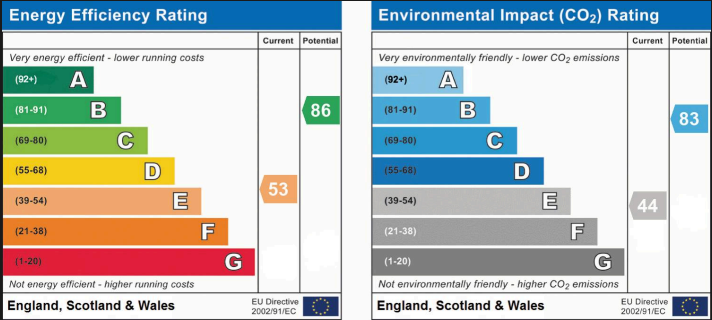
With carpet, built in wardrobes, and window.

Bedroom 2

With carpet, storage, and window.

Bedroom 3

Assess through bedroom 2. With wood flooring and window.



GARDEN

Private paved courtyard with shed and side entrance.

Permit

Parking is available on the street, with permits available via Hull City Council.







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