Granville Villas, Sculcoates Lane

Hull

Guide Price **£40,000**

WIGWAM

This two bedroom mid-terrace house offers an ideal opportunity for first-time buyers and investors alike, with the added benefit of no onward chain.

Situated in a sought-after location with excellent local amenities close by, the property represents a chance for a savvy buyer to put their own stamp on the property and increase the value.

On the ground floor, the spacious living area is filled with natural light, leading to the kitchen. The bathroom is situated to the rear of the property.

On the first floor, there are two generously sized bedrooms.

The market rent for the area would £595 pcm.

Being Sold via Secure Sale online bidding via Pattinsons. Terms & Conditions apply. Starting Bid £40,000.

Please note, any viewings or offers that take place from this moment must be placed through the auction T&Cs as per the Sellers agreement.
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- 2 bedroom mid-terrace house
- No onward chain
- Being sold via Secure Sale
- Great local amenities

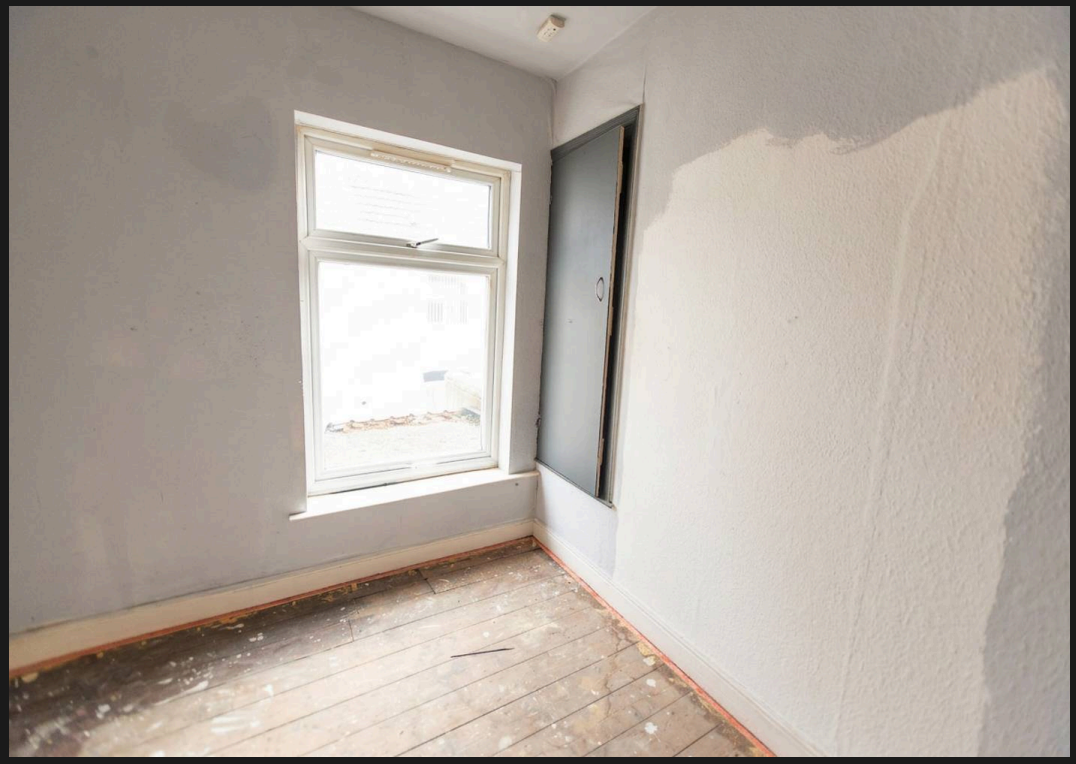
Living room
12' 2" x 11' 0" (3.70m x 3.36m)

Kitchen
8' 11" x 11' 0" (2.72m x 3.36m)

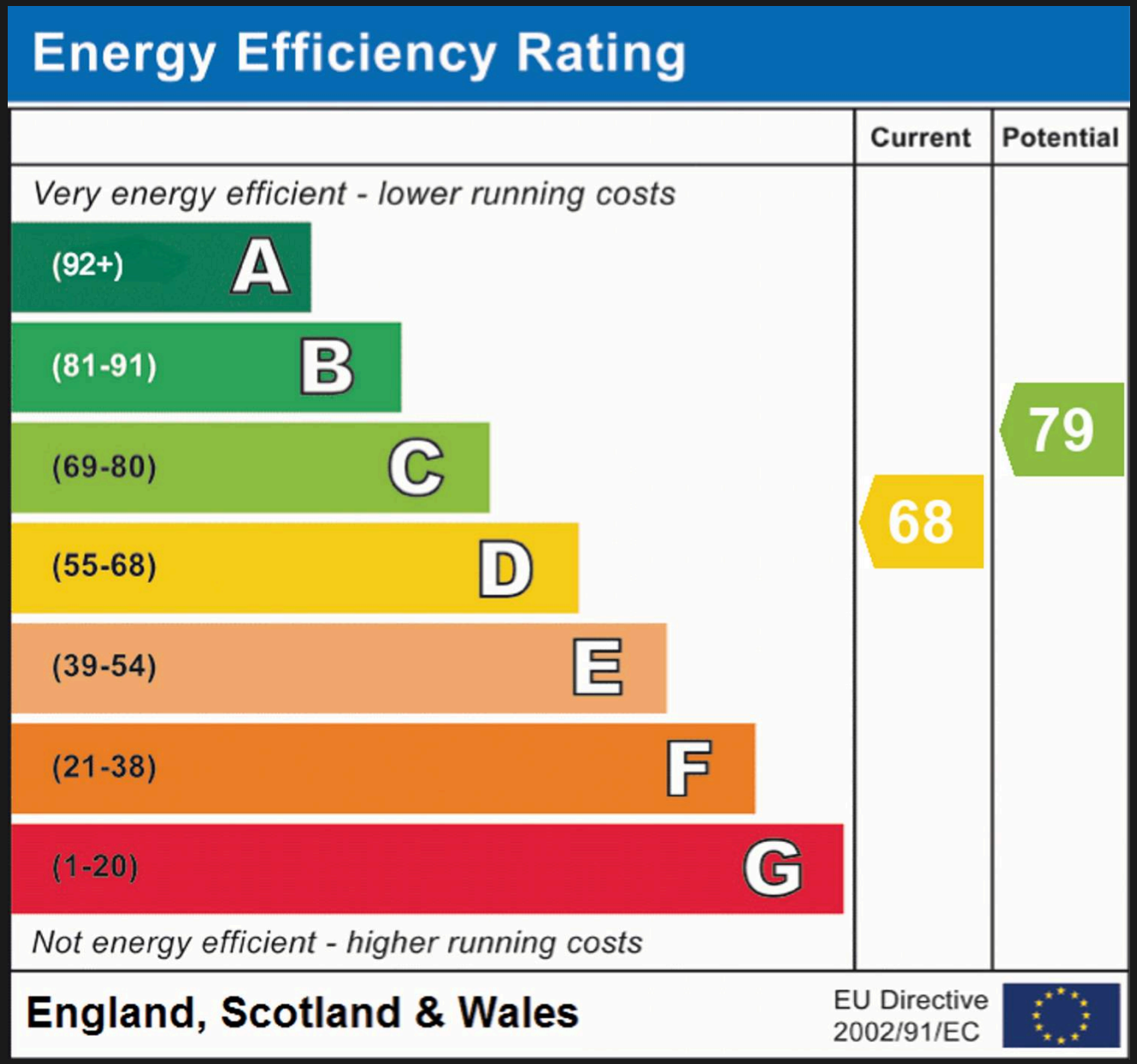
Bathroom
6' 8" x 6' 8" (2.04m x 2.04m)

Bedroom 1
9' 10" x 11' 3" (3.00m x 3.44m)

Bedroom 2
10' 0" x 8' 0" (3.04m x 2.44m)



This floor plan is provided without warranty of any kind. All measures have been taken to ensure quality and accuracy, however we disclaim any warranty including, without limitation, satisfactory quality or accuracy of dimensions.



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