



## Wynburg Street

Hull, HU9 2PA

- **\*\*SOLD WITH NO CHAIN\*\***
- Large Lounge / Dining Area
- Single Garage To The Rear
- Easy Access to Transport
- Three Bedroom Mid-Terrace Home
- Garden Room
- Close to Local Amenities
- Great Investment Opportunity

£95,000





Offered with no onward chain, this delightful mid-terrace house presents an excellent opportunity for those seeking a comfortable family home or a promising investment.

The property boasts a well-proportioned lounge/dining area and kitchen to the ground floor. There are three good sized bedrooms to the first floor, and a shower room.

Externally, the home benefits from a garage to the rear, adding valuable off-street parking or useful storage space.

This property would suit a range of buyers looking for a straightforward purchase, including first-time purchasers, investors, or anyone seeking a renovation project with great potential. It is a wonderful canvas awaiting a personal touch, offering the perfect blend of comfort and potential in a sought-after location. Don't miss the chance to make this charming property your own.



### Entrance Hall

A welcoming entrance hall featuring wood-effect laminate flooring, with doors leading to the lounge and the kitchen, and carpeted staircase leading to the first floor.

### Lounge / Dining Area

127' x 221"

This generous lounge extends into a dining area at the far end, with large windows allowing plenty of natural light. The room is set with a neutral carpet and beige walls adorned with elegant moulding and coving.

### Kitchen

11'1" x 9'1"

The kitchen offers a practical layout with a mix of traditional style cabinets in white and a colourful, tiled splashback creating a lively yet homely atmosphere. Practical laminate flooring runs throughout and a large window looks out to the garden, while a door provides direct access outside.

### Bedroom 1

10'11" x 11'4"

Great sized bedroom filled with natural light from the front-facing window. It benefits from built-in wardrobes that provide ample storage and carpet flooring.

### Bedroom 2

11'1" x 10'6"

Spacious second bedroom with built-in wardrobes, offering a quiet space with a window overlooking the rear garden and a neutral carpet underfoot.

### Bedroom 3

6'5" x 6'11"

Cosy third bedroom, ideal for a nursery, home office or guest room. With carpet flooring and a window looking onto the front aspect of the property.

### Shower Room

6'5" x 5'3"

The shower room is well-appointed with a corner shower enclosure, pedestal hand wash basin and WC. The walls are finished in a light, marble-effect pvc panel, and a frosted window allows natural light while maintaining privacy. There is also a heated towel rail and vinyl flooring for practicality.

### Garden Room

11'9" x 5'7"

The garden room is a charming addition to the property, with a patterned tile floor and wooden double doors, making it a perfect spot to relax while enjoying views of the garden.

### Rear Garden

The rear garden is mainly paved, with a pathway leading to the door that provides access to the garage.

### External

There is a single garage to the rear of the property, with light and power source fitted, accessed via a gated tenfoot.

### 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

### 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.

### Viewings

Viewings are strictly by appointment only via Hanbeck Estate Agents.

Please get in touch if you would like a viewing.

### Disclaimer

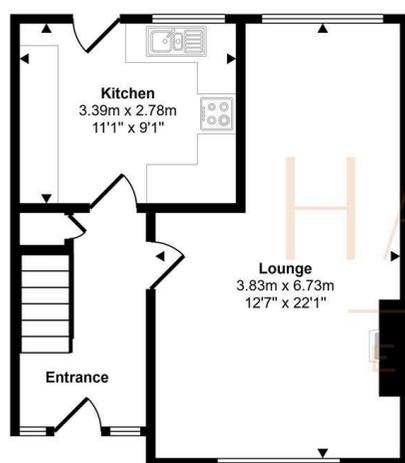
These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers 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.



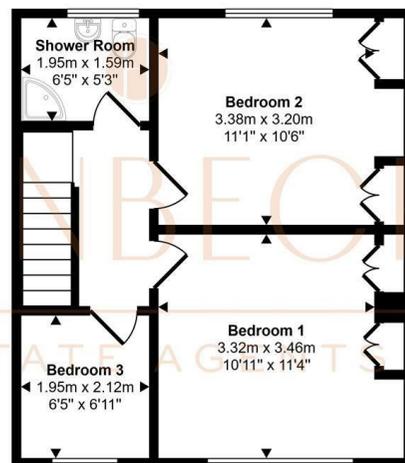
Local Authority Hull City Council  
Council Tax Band A  
EPC Rating C



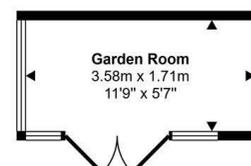
Approx Gross Internal Area  
85 sq m / 919 sq ft



Ground Floor  
Approx 39 sq m / 420 sq ft



First Floor  
Approx 40 sq m / 433 sq ft



Garden Room  
Approx 6 sq m / 66 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Hull Office

929 Spring Bank West, Hull, East  
Yorkshire, HU5 5BE

### Contact

01482 680850  
info@hanbecks.co.uk  
hanbecks.co.uk

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