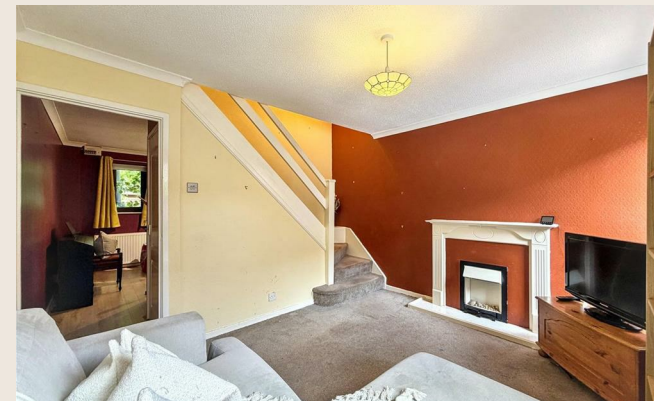




Fish Street Hull, HU1 2NB

- SOLD WITH NO CHAIN
- Boarded Loft Space
- Fantastic City Centre Location
- Great Transport Links
- Perfect for First-Time Buyers & Investors
- Two Bedroom Mid-Terraced Home
- Allocated Parking Spot
- Lovely Restaurants & Bars Nearby
- Close to Hull Marina
- Viewing Highly Recommended

Offers in excess of £130,000



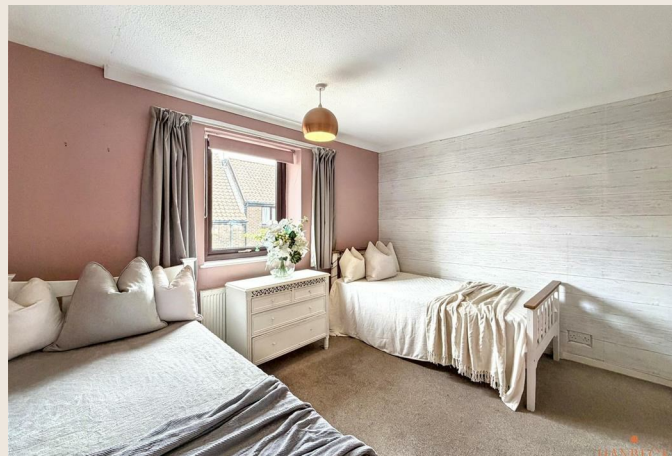
Offered to the market with no onward chain, this well-presented two-bedroom mid-terraced home is ideally situated in the sought-after Trinity Court, right in the heart of Hull city centre.

The property benefits from an allocated parking space, a low-maintenance paved front garden, and a boarded loft, providing valuable additional storage.

Internally, the accommodation briefly comprises an entrance leading to a fitted kitchen and a spacious lounge on the ground floor. To the first floor are two well-proportioned bedrooms and a family bathroom.

Perfectly positioned within walking distance of Hull's popular Marina, residents can enjoy a vibrant waterfront lifestyle with an excellent choice of stylish cafés, restaurants, bars, and leisure facilities. The property also offers excellent transport links, making it an ideal choice for commuters, first-time buyers, professionals, or investors alike.

Combining a fantastic city centre location with practical living space and the added benefit of no onward chain, this is a superb opportunity not to be missed. Early viewing is highly recommended.



Kitchen

11'7" x 10'2"

Fitted with a range of wall and base units with complementary work surfaces, incorporating a sink and drainer with space for a range of appliances. Window to the front elevation allowing plenty of natural light. With laminate flooring and a radiator.

Lounge

11'7" x 9'9"

A spacious and comfortable reception room offering ample space for living furniture. With two windows flooding the space with natural light, carpet flooring, radiator and stairs leading to the first floor.

Bedroom 1

11'6" x 9'3"

A generously sized bedroom with a window facing the rear elevation, offering plenty of space for bedroom furniture. With carpet flooring, a radiator and a storage cupboard.

Bedroom 2

6'6" x 9'10"

A well-proportioned second bedroom overlooking the front elevation, ideal as a guest room or home office. With a large window, carpet flooring and a radiator.

Bathroom

4'2" x 6'11"

Fitted with a three-piece suite comprising a panelled bath with shower over, WC and wash hand basin. Finished with partially tiled walls, a frosted window providing ventilation and privacy, vinyl flooring and a radiator.

Boarded Loft Space

Providing excellent additional storage space, with power and a radiator.

External

To the front is a low-maintenance paved garden, creating an attractive entrance to the property. The home also benefits from an allocated parking space.

Additional Information

- Tenure Type - Leasehold
- Local Authority - Hull City Council
- Council Tax Band - B
- 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

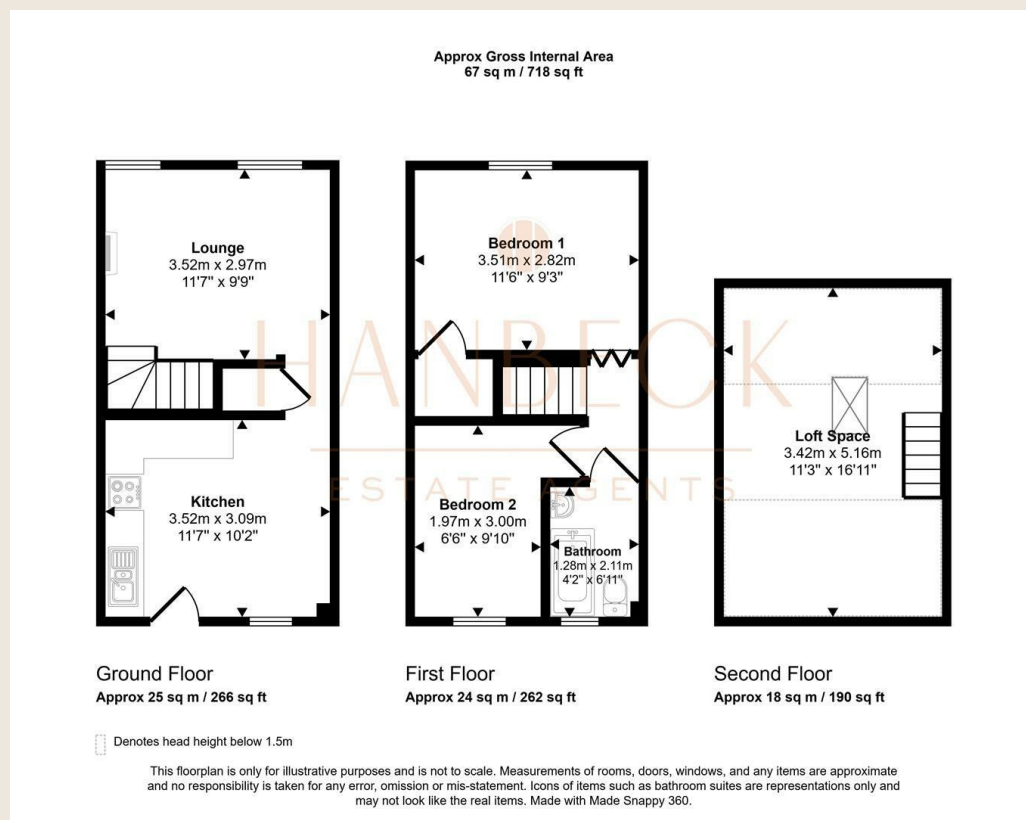
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 **B**
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.