



West Parade Kingston Upon Hull, HU7 4XU

- SOLD WITH NO ONWARD CHAIN
- Mid-Terraced Home
- Two Reception Rooms
- Good Transport Links
- Ideal for First Time Buyers & Investors
- Two Spacious Bedrooms
- Downstairs WC
- Popular Location
- Close to Local Shops & Amenities
- Viewing Recommended

Guide price £130,000





GUIDE PRICE £130,000 - £140,000

This well-positioned two-bedroom terraced home, situated in the popular area of Sutton, offers a blend of comfort and convenience and is within easy reach of the Sutton Village centre and a range of local amenities.

Offering two reception rooms, a galley-style kitchen, downstairs WC, two bedrooms and a family bathroom, this property provides versatile accommodation and would make an ideal purchase for first-time buyers, couples, small families or investors.

Externally, the property benefits from a good-sized rear garden featuring a paved/concrete seating area leading onto a lawned section, with a useful side passage providing access through to the front of the property. The property is also sold with no onward chain, making it an attractive option for buyers looking for a straightforward move.

The area is well-connected, providing easy access to public transport links, which is perfect for commuting or exploring the wider region.

This mid-terrace house on West Parade is an excellent opportunity for first-time buyers or investors looking to add to their portfolio. With its appealing features and prime location, it promises a comfortable lifestyle - Do not miss the chance to make this lovely house your new home.



Entrance Porch

Welcoming entrance providing access to the ground floor accommodation.

Lounge

A comfortable reception room situated to the front of the property, providing a pleasant space to relax and unwind. With carpet flooring and radiator.

Dining Room

A further versatile reception room offering flexibility for use as a dining room, family room or additional living space. With wood-effect laminate flooring, storage cupboard, radiator and French doors leading to the rear garden.

Kitchen

The galley-style kitchen is positioned to the rear of the property and provides a practical range of fitted units and work surfaces, and integrated appliances including an oven, hob and overhead extractor. With tiled flooring, radiator and providing access towards the downstairs WC and rear garden.

Downstairs WC

Convenient ground floor WC, ideal for everyday family living and visiting guests. With tiled flooring.

Bedroom 1

A great sized main bedroom offering comfortable accommodation and space for bedroom furniture. With carpet flooring, a walk in wardrobe and radiator.

Bedroom 2

A well-proportioned versatile space that could be used as a child's bedroom, guest room, home office or dressing room. With carpet flooring and a radiator.

Bathroom

A large bathroom comprising a corner bath suite, wc, pedestal hand wash basin and enclosed shower cubicle. With vinyl flooring and a frosted window providing natural light, ventilation and privacy.

Rear Garden

To the rear is a pleasant garden featuring a concrete/paved area, ideal for outdoor seating, leading onto a grassed lawned section. A useful side passage provides access between the rear garden and the front of the property, adding practicality and convenience.

Additional Information

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

- Council Tax Band - A
- Energy Performance Certificate Rating (EPC) - D
- 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

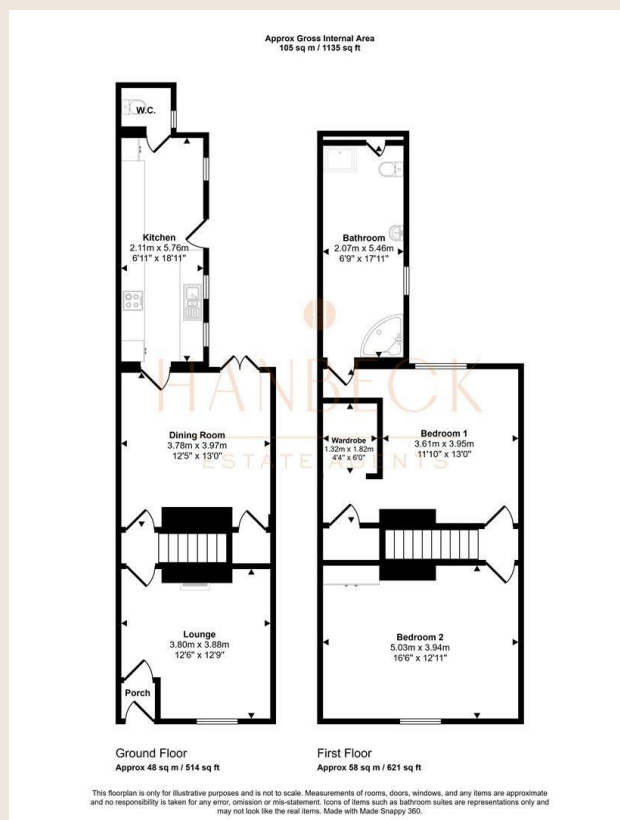
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 **D**



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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.