



Steynburg Street

Hull, HU9 2PE

- Two Bedrooms
- Through Lounge / Diner
- Boarded Loft Space
- Close to Local Shops & Amenities
- Ideal for First Time Buyers & Investors
- Mid-Terraced Home
- Stylish Shower Room
- Popular Residential Area
- Easy Access to Transport Links
- Viewing Highly Recommended

Guide price £85,000 - £90,000



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Situated in this popular and well-established residential location, this well-presented two-bedroom mid-terraced home offers comfortable living space across two floors, together with the added benefit of a useful boarded loft space. Ideally positioned close to Holderness Road, the property is within easy reach of a fantastic range of shops, supermarkets, cafes and everyday amenities, while excellent bus links provide convenient access into Hull city centre.

This home features a well-proportioned through lounge and dining area, leading to modern galley style kitchen and stylish ground floor shower room. There are two spacious bedrooms on the first floor and a staircase leading to the boarded loft space, which has multiple options for use, subject to relevant planning. All rooms offer ample natural light and create a cosy and homely feel. The shower room is conveniently located, ensuring ease of access for all occupants.



With local amenities and transport links nearby, this home is an excellent choice for families, professionals, or investors. It is not only a wonderful place to live but also a fantastic opportunity for those looking to invest in a property with character and potential.

Entrance Hall

A welcoming entrance hall providing access into the main living accommodation and stairs leading to the first floor. With wood effect laminate flooring and a radiator.

Lounge

11'3" x 10'9"

This inviting lounge is a cosy space brightened by a large window and a feature fireplace with a detailed mantelpiece, offering a pleasant space to relax. The room flows seamlessly through a distinctive archway into the dining area, creating a warm and connected space. With wood effect laminate flooring and a radiator.

Dining Area

11'4" x 10'11"

This spacious dining area provides room for a dining table and chairs, creating a practical area for everyday meals and entertaining. There are French doors that open out onto the garden, filling the room with natural light. Deep coloured walls lend a contemporary touch, complemented by wood effect laminate flooring throughout and a radiator.

Kitchen

7'0" x 8'10"

The kitchen is thoughtfully arranged in a galley style with sleek white cabinetry and contrasting black countertops. A long window runs the length of the room, allowing plenty of daylight to brighten the space. Integrated appliances include an oven, hob, overhead extractor, fridge freezer and dishwasher. Practical work surfaces make this kitchen both efficient and stylish, with tiled flooring adding to the clean, functional feel.

Shower Room

7'6" x 4'8"

The shower room is stylishly presented and finished with a modern suite featuring a walk-in shower with an overhead rainfall style shower and glass partitioning that gives a sense of openness. The vanity unit combines a sink with storage beneath, while the toilet is neatly integrated into the design. White tiles with black grout and patterned floor tiles add an element of style, complemented by a frosted window that invites natural light and provides privacy.

Bedroom 1

14'6" x 11'0"

A sizeable room with built-in wardrobes along one wall, ensuring plenty of storage. A window brings in plenty of natural light, while the walls are neutrally decorated with a tasteful dark accent feature wall adding character and contrast. With carpet flooring and a radiator.

Bedroom 2

8'1" x 10'11"

A good-sized bedroom featuring a simple, fresh decor with a striking dark feature wall. The room has a window that fills it with daylight and enough room for bedroom furniture. With carpet flooring and a radiator.

Boarded Loft Space

12'9" x 9'7"

The boarded loft space on the second floor has been transformed into a functional room with wood effect laminate flooring and a skylight window that adds brightness. The room offers flexible use, ideal as an additional bedroom, study or playroom, benefiting from the quiet upper position within the home and subject to the relevant permissions.

Rear Garden

The rear garden is a private outdoor space featuring a combination of paved patio and artificial lawn, perfect for relaxing or entertaining. It is enclosed by white-painted walls, enhancing the sense of seclusion. The garden can be accessed directly from the dining area patio doors or a single door through the kitchen, creating a seamless indoor-outdoor flow. There is a gate providing rear access to the shared ginnel.

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?

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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

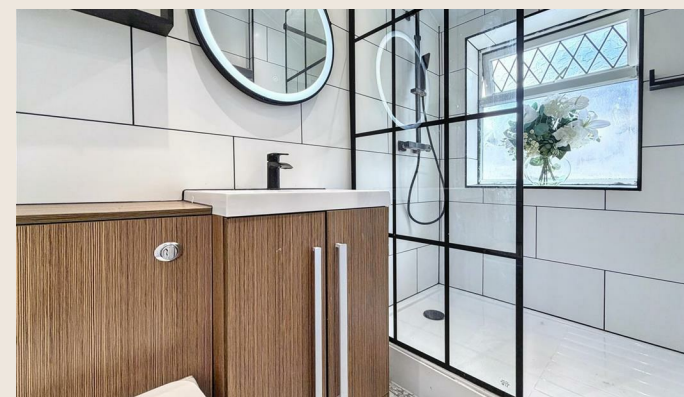
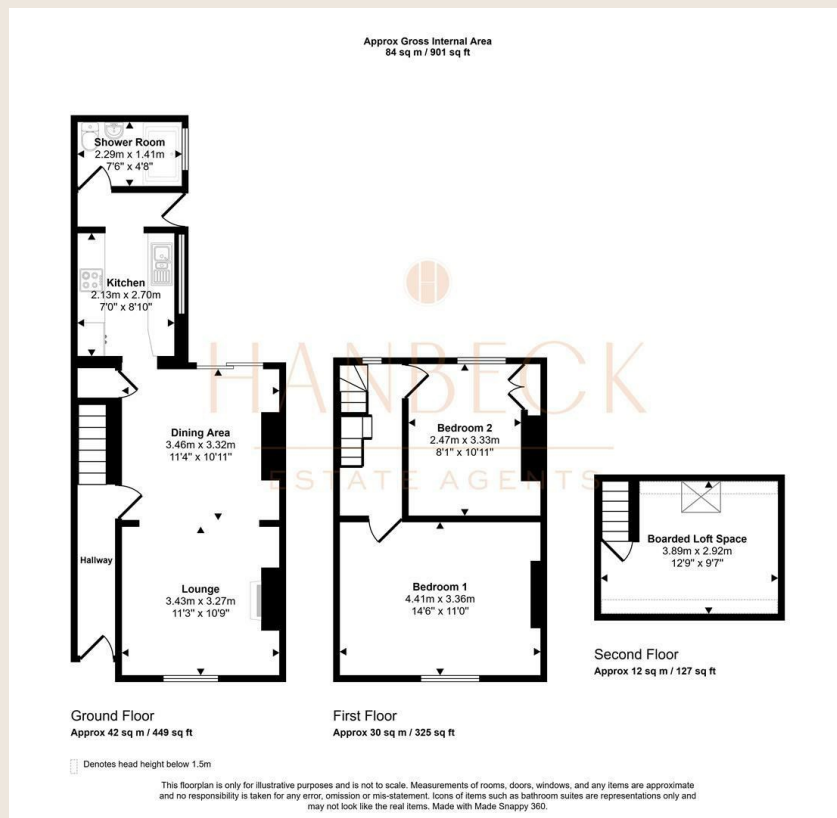
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



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.