



Wesley Court

Hull, HU3 2SP

- **NO ONWARD CHAIN**
- Mid-Terraced Home
- New Bathroom
- Enclosed Rear Garden
- Great Transport Links
- Two Bedrooms
- New Kitchen
- New Flooring Throughout
- Private Driveway
- Viewing Recommended

Asking price £100,000





Situated in a popular residential location, this well-presented two-bedroom terraced home is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, investors, or those looking to downsize.

The property has been tastefully updated throughout and benefits from a brand-new kitchen, modern new bathroom, and new flooring throughout, creating a fresh and move-in-ready home.

The home briefly comprises a lounge and kitchen to the ground floor, and two good sized bedrooms and family bathroom to the first floor.

Externally, the property offers a private driveway to the front providing off-street parking. To the rear is an enclosed garden featuring a decking area and low-maintenance gravelled section, ideal for outdoor seating and entertaining.

Early viewing is highly recommended.



Entrance Hall

Welcoming entrance hall providing access to the main living accommodation and stairs to the first floor.

Lounge

15'0" x 12'11"

The lounge is a spacious, inviting area with patio doors that open out to the rear garden, allowing plenty of natural light to fill the room.

Kitchen

8'8" x 8'10"

Modern shaker style kitchen with wall and base units and work surfaces that run along two walls, offering generous preparation space. A large window above the sink provides natural light to brighten the space, while integrated appliances and tiled splashbacks enhance the clean, contemporary feel.

Bedroom 1

14'10" x 12'10"

Bright and spacious bedroom with two windows allowing ample daylight. The neutral décor and fitted carpet create a cosy and restful atmosphere. This generous principal bedroom offers plenty of space for furniture and storage.

Bedroom 2

8'0" x 9'0"

Good sized second bedroom with a single window providing natural light. The simple neutral tones and carpet flooring provide a flexible space suitable for use as a bedroom, study, or guest room.

Bathroom

6'4" x 6'2"

The bathroom has been tastefully updated with modern tiling on the walls and vinyl flooring. It includes a white bath with an overhead electric shower shower screen, a vanity unit with sink beneath a frosted window, and wc, all arranged efficiently to maximise space and natural light.

Rear Garden

The garden offers a private outdoor space combining a wooden deck area with a gravelled section, creating a low-maintenance yet pleasant space for relaxing or socialising outdoors.

Front External

To the front of the property is a private driveway providing off-street parking.

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

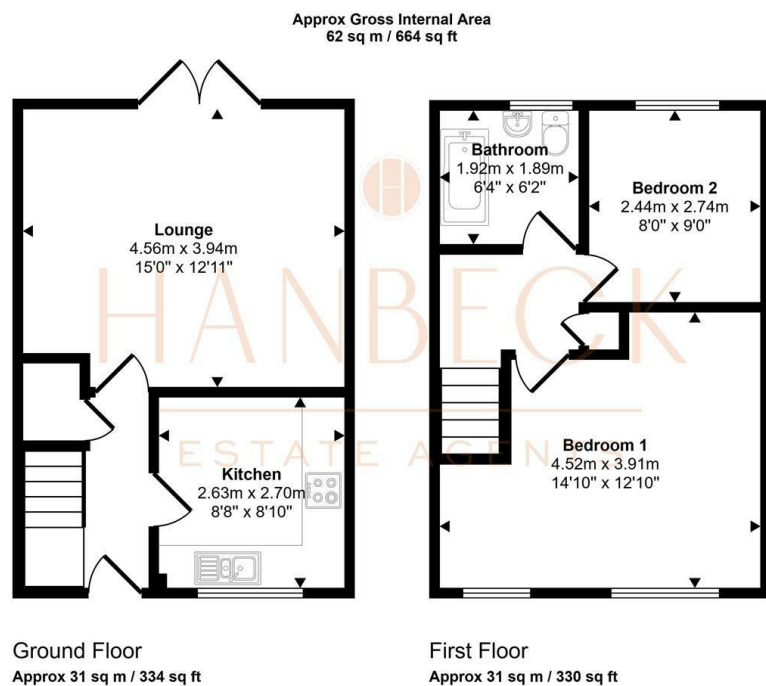
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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**



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.



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