



## Woodhall Street

Hull, HU8 8DS

- Two Bedrooms
- Private Driveway
- Popular Location
- Great Transport Links
- End Terraced
- Good Sized Rear Garden
- Close to Amenities
- Ideal For First Time Buyers & Investors

Offers in excess of £95,000





Situated on Woodhall Street in the popular HU8 area of Hull, this well-presented two-bedroom end-terraced property offers an excellent opportunity for first-time buyers and investors alike.

The home benefits from a bright and welcoming interior, with well-proportioned living accommodation throughout. To the front, there is the added convenience of a private driveway, providing off-street parking.

To the rear, the property boasts a generous garden—ideal for outdoor entertaining, family use, or potential landscaping to suit personal tastes.

With its desirable end-terrace position, good outdoor space, and practical layout, this property represents a fantastic and affordable step onto the property ladder or a strong addition to any rental portfolio.

Early viewing is highly recommended.



### Entrance

Accessed via the front of the property, the entrance hall provides a welcoming first impression, with staircase leading to the first floor and a door leading through to the main living areas.

### Lounge

10'6" x 11'11"

A bright and comfortable reception room positioned to the front of the property, offering ample space for seating and everyday living. A large window allows for plenty of natural light, creating a warm and inviting atmosphere.

### Kitchen/Diner

13'11" x 7'7"

Located to the rear, the kitchen is fitted with a range of wall and base units, with space for appliances and room for a dining table if desired. The layout is practical and well-suited for both everyday use and entertaining, with access out to the rear garden.

### Bedroom 1

10'6" x 8'6"

A generous bedroom situated to the front of the property, providing plenty of space for wardrobes and additional furniture.

### Bedroom 2

10'6" x 8'6"

A well-proportioned second bedroom overlooking the rear garden, ideal as a guest room, child's bedroom, or home office.

### Bathroom

6'2" x 6'5"

The bathroom is fitted with a three-piece suite comprising a bath with shower over, wash hand basin, and WC, serving both bedrooms.

### Rear Garden

To the rear, there is a good-sized enclosed garden, offering excellent outdoor space with potential for seating areas, gardening, or family use.

### Front External

To the front, the property benefits from a private driveway providing off-street parking and a side gate leading to the rear garden.

### 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

### 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.

### Viewings

Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

### 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.

### Disclaimer

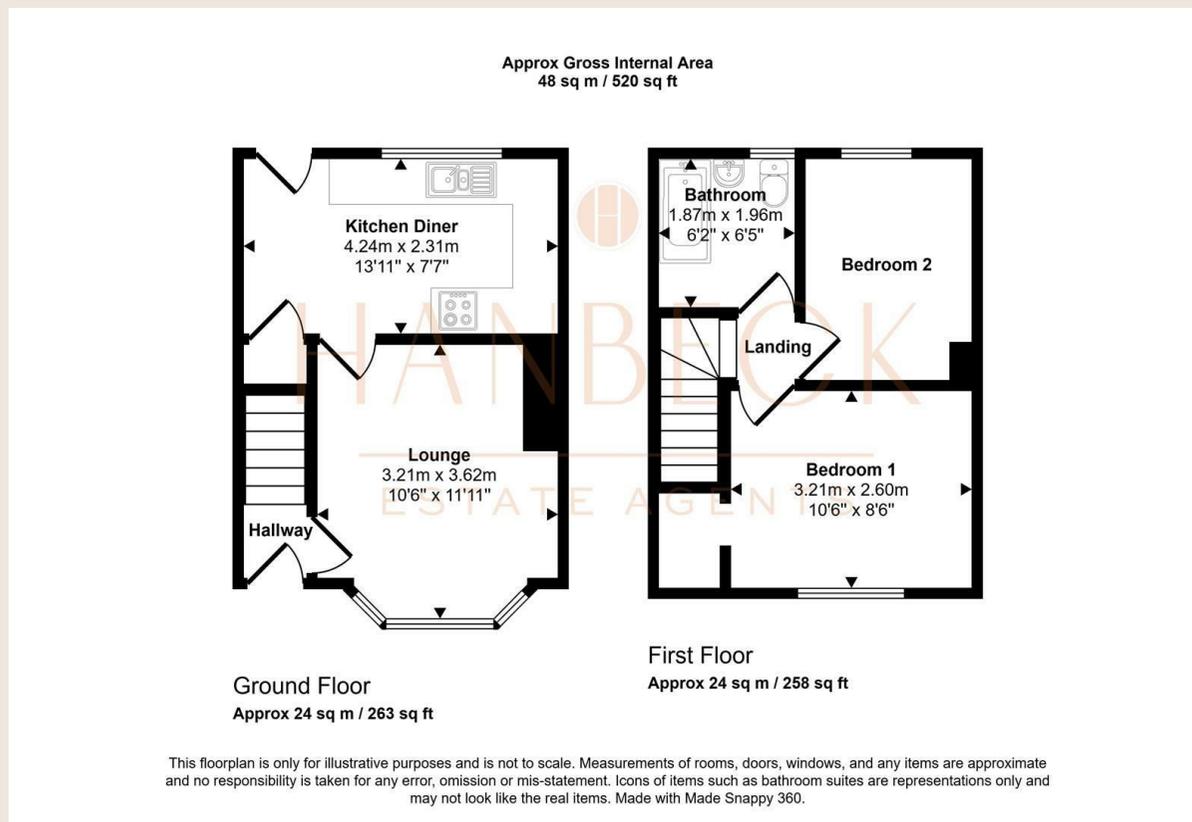
These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers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

### 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.



Local Authority **Hull City Council**  
Council Tax Band **A**  
EPC Rating **D**



### Hull Office

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

### Contact

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

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.