



Clumber Street

Hull, HU5 3RH

- Two Bedrooms
- Large Bathroom
- Popular Dukeries Location
- Modern Kitchen
- Close to Shops, Cafes & Bars
- Great Transport Links

Guide price £135,000





GUIDE PRICE - £135,000 - £140,000

If you are looking for a property that you can turn the key and move into, then look no further. This period Victorian terrace is beautifully presented throughout with a lounge, separate dining room, modern fitted kitchen, two spacious bedrooms and large first floor family sized bathroom.

Located on the Dukeries, Clumber Street is a well-regarded area offering a blend of convenience and community, with excellent transport links, parks, and nearby amenities including supermarkets, cafes, and schools.

This property is perfect for an array of buyers, with first time buyers looking for a ready-to-move-in home or landlords searching for a solid rental investment!

Early viewing is highly recommended to appreciate the space, condition, and location this property offers - Call us today!



Entrance Hall

Welcoming entrance hall with wood effect laminate flooring, doors leading to the lounge and dining room and staircase leading to the first floor.

Lounge

11'5" x 13'4"

Bright and spacious lounge featuring a large uPVC window that floods the room with natural light, creating a welcoming and airy atmosphere. With feature wallpapered wall, wood effect laminate flooring and radiator.

Dining Room

10'2" x 11'0"

Separate dining room, with ample space for dining table. Ideal for family meals and entertaining. Featuring storage cupboards, uPVC window, radiator, wood effect laminate flooring and door leading to the kitchen.

Kitchen

8'6" x 10'11"

Modern and practical kitchen with a range of eye level and base level units and complimenting work surfaces, plumbing for a washing machine, a stainless steel sink and drainer unit, plumbing for a gas hob and an electric oven, space for a fridge freezer, an integrated dishwasher and door leading outside

Bedroom 1

11'9" x 11'1"

A spacious room featuring modern fitted wardrobes, providing excellent storage. It has two windows allowing plenty of natural light, a radiator and neutral carpet that adds warmth to the room.

Bedroom 2

8'9" x 10'11"

Another excellent bedroom, currently used as office space. Featuring storage cupboards, radiator and carpet flooring.

Bathroom

8'1" x 10'7"

Larger than average bathroom with a low level WC, a hand basin, a walk in shower cubicle and a bath with a shower attachment. Light and open with two uPVC windows and also featuring a towel radiator.

Rear Yard

The property benefits from a cosy and well maintained rear yard.

Additional Information

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

- Council Tax Band - A
- 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

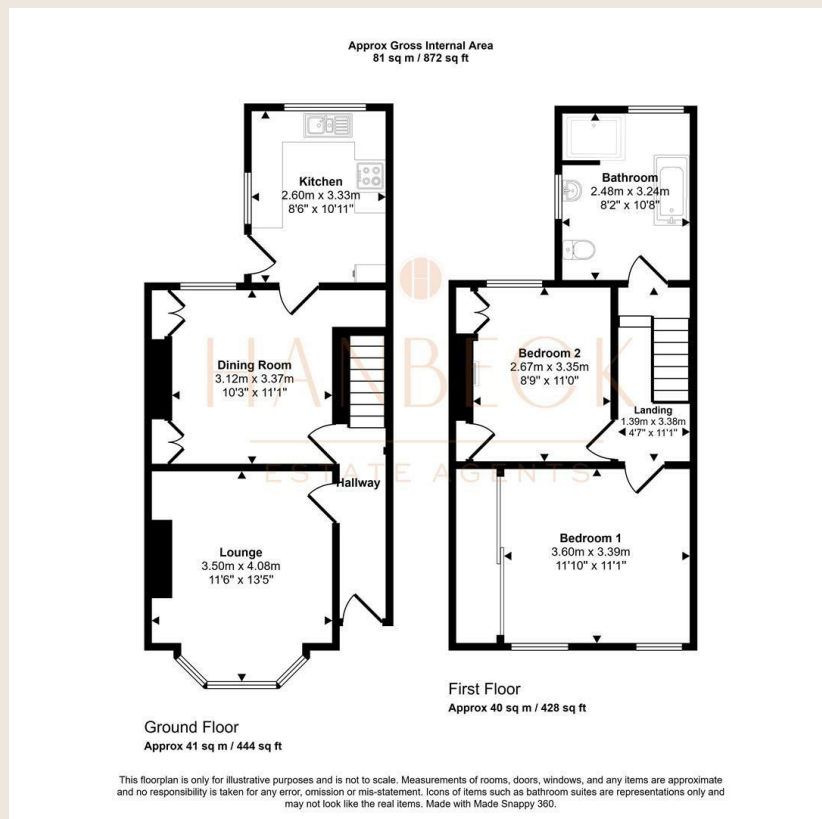
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 **A**
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.