



## Perth Street West

Hull, HU5 3UN

- Three Bedroom Mid-Terraced Home
- Through Lounge / Diner
- Neutrally Decorated Throughout
- Great Transport Links
- No Chain
- Recently Refurbished
- Close to Local Shops & Restaurants
- Perfect for First-Time Buyers

Asking price £125,000





Situated on the ever-popular Perth Street West in Hull, this beautifully presented three-bedroom terraced home offers stylish, move-in ready accommodation and is available with now with NO ONWARD CHAIN.

The property has been thoughtfully updated throughout and features a brand new contemporary kitchen complete with modern units and fittings, alongside a newly installed bathroom. Fresh new carpets and flooring have been laid throughout, creating a bright and welcoming feel from the moment you step inside.

The accommodation briefly comprises a spacious through lounge / dining area, a modern fitted kitchen, three well-proportioned bedrooms, and a sleek family bathroom. Externally, the property benefits from a private rear yard – ideal for relaxing or entertaining.



Located in a popular residential area of West Hull, the home is within easy reach of a variety of local shops, cafes, and restaurants. Excellent transport links provide convenient access to Hull city centre and surrounding areas, making it an ideal purchase for first-time buyers, families, or investors alike.

Early viewing is highly recommended to fully appreciate the quality and location on offer.

### Entrance Hall

Accessed via the uPVC front door, neutrally decorated with carpet flooring, radiator, stairs leading to the first floor and door leading to the through lounge / diner.

### Lounge

10'11" x 12'10"

Neutrally decorated, with carpet flooring, radiator and uPVC bay window.

### Dining Room

10'11" x 10'8"

Neutrally decorated, with understairs storage cupboard, carpet flooring, radiator, uPVC window and door leading to the kitchen.

### Kitchen

8'8" x 8'2"

Stylish and modern kitchen with wall and base units and integrated appliances including hob, oven and extractor fan. With tiled splashbacks, vinyl flooring, uPVC window and door leading to the bathroom and rear door.

### Bathroom

6'2" x 5'2"

Contemporary bathroom with bath and overhead rainfall shower, sink unit with vanity and boxed in toilet. With partially tiled walls, radiator, frosted uPVC window and vinyl flooring.

### Bedroom 1

14'2" x 10'10"

Neutrally decorated, with carpet flooring, radiator and uPVC window.

### Bedroom 2

8'9" x 10'8"

Neutrally decorated, with carpet flooring, radiator and uPVC window.

### Bedroom 3

8'8" x 8'1"

Neutrally decorated, with carpet flooring, radiator and uPVC window.

### Rear Garden

Practical and low-maintenance rear yard with gate access to the back of the property.

### 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

### 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.

### 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.

### 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.

### Mortgages

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### Viewings

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



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



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