



**Welbeck Street, Hull HU5 3SG**

**welcome to**

**Welbeck Street, Hull**

Situated in this highly sought after location, the property is available with a sitting tenant and is close to an array of amenities.



### **Entrance Hall**

With a door to the front, stairs leading to the upper floor, a radiator and access to the lounge.

### **Lounge**

10' 6" plus bay x 10' 8" max ( 3.20m plus bay x 3.25m max )  
A spacious open living area with a radiator and a double glazed bay window to the front. This room opens up to the dining area.

### **Dining Room**

12' 1" max x 10' 9" max ( 3.68m max x 3.28m max )  
Leading on from the lounge, this room contains a radiator, a double glazed window to the rear and leads to the kitchen.

### **Kitchen**

8' 11" x 7' 8" ( 2.72m x 2.34m )  
Housing a fitted kitchen with a range of wall and base units, complementing work surfaces, a sink and drainer unit, space for a cooker, space for a fridge freezer, plumbing for a washing machine, a boiler unit, a radiator, a double glazed window to the side, a door to the side leading to the garden and access to the downstairs bathroom.

### **Bedroom 1**

13' 11" max x 10' 8" max ( 4.24m max x 3.25m max )  
A good sized main bedroom with a radiator and a double glazed window to the front.

### **Bedroom 2**

12' 1" max x 8' 11" max ( 3.68m max x 2.72m max )  
With a radiator and a double glazed window to the rear.

### **Bathroom**

A ground floor bathroom with a W/C, a wash hand basin, a bath with a shower over, a ladder radiator and a double glazed window to the rear.

### **Front Garden**

With a brick wall surround, a wooden gate, a path to the door and access to the rear garden.

### **Rear Garden**

With a brick wall, wooden fencing, a wooden gate leading to the side of the property and a gravel area.



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welcome to

## Welbeck Street, Hull

- Excellent investment opportunity
- Close to local Primary school
- Open plan living-dining area
- Highly sought after location

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers over

**£90,000**



### directions to this property:

See below map for property location, for more information on the local area please contact your local residential sales team on: 01482 447748.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA119960 - 0002

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