



Mareham Avenue, Ena Street, Hull

£75,000



Key Features

- Vacant Possession
- Two Double Bedrooms
- Ideal for First Time Buyers
- Perfect Investment Property
- Excellent Transport Links
- Close to Local Amenities
- EPC rating D
- Freehold





This two-bedroom terraced house is for sale in Hull and offers a practical layout that will appeal to both first-time buyers and investors. The property includes one reception room, a kitchen and a bathroom, along with two double bedrooms, providing comfortable space for everyday living.



Situated in a location with good access to local amenities, you'll find shops, supermarkets and everyday services within easy reach, with Hessle Road's range of retailers and cafes a short distance away. The area also benefits from nearby green spaces, including West Park and Pickering Park, ideal for walks, exercise or time outdoors.

Public transport links are a key advantage here. Regular bus services run into Hull city centre, giving straightforward access to the wider transport network, shopping, leisure and employment opportunities. Hull Paragon Interchange, reachable by bus or a short drive, provides rail connections to destinations such as Leeds, Sheffield, Manchester and London, with typical journey times to Leeds of around 1 hour and to Manchester of around 2 hours 30 minutes.



Local schools are accessible in the surrounding area, making this location convenient for households needing education options nearby. With Council Tax Band A, running costs may be attractive to buyers mindful of their budget.

Overall, this two-bedroom terraced house for sale presents a straightforward opportunity in a well-connected part of Hull, with public transport links, local amenities and green spaces all within reach, making it suitable for both owner-occupiers and rental investors.

External Approach

The property is a back to back terrace accessed via a dedicated footpath leading from Ena Street. To the front of the property there is a wall with iron fence and gate securing the boundary, a concrete forecourt leading to the front door.

Hallway

Entered via a wooden door and providing access to the lounge/dining area, stairs leading to the first floor.

Lounge 10'11" x 10'8" (3.3m x 3.3m)

With double glazed bay window to the front aspect. fire surround housing an electric fire, radiator and carpet to the floor.



Dining Room 11'3" x 10'9" (3.4m x 3.3m)

With double glazed window to the rear aspect, central heated radiator, under stair cupboard and carpet to the floor.

Kitchen 9'4" x 8'5" (2.8m x 2.6m)

Located to the rear aspect with double glazed window, wooden door leading to the rear yard. Wall and base units and contrasting worksurfaces, stainless steel sink with taps, vinyl floor covering, ideal exclusive combi boiler.

Landing

Providing access to.....

Bathroom 9'4" x 8'6" (2.8m x 2.6m)

Located to the rear aspect of the property with double glazed window and three piece bathroom suite with electric shower over the bath, white tiling around the bath, shower curtain, central heated radiator and vinyl floor covering.

Bedroom One 14'4" x 10'8" (4.4m x 3.3m)

Located to the front aspect of the property with double glazed window, central heated radiator and carpet to the floor.

Bedroom Two 10'10" x 10'8" (3.3m x 3.3m)

Located to the rear aspect of the property with double glazed window, central heated radiator and carpet to the floor.

Rear Yard

Small rear yard with brick wall boundary and wooden gated access to footpath to the rear of the property.

Services

Mains gas, water, electricity and drainage are connected to the property.

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition.



Parking

Parking is available on-street only

Heating

The property has the benefit of a gas fired central heating system (not tested).

Tenure

The property is freehold.

Local Authority

Council Tax is payable to the Hull City Council. The property is shown in the Council Tax Property Bandings List in Valuation Band A

Agents Notes

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only.

Mortgages

We are pleased to work with 'Green & Green', who provide Northwood clients with expert independent mortgage advice.

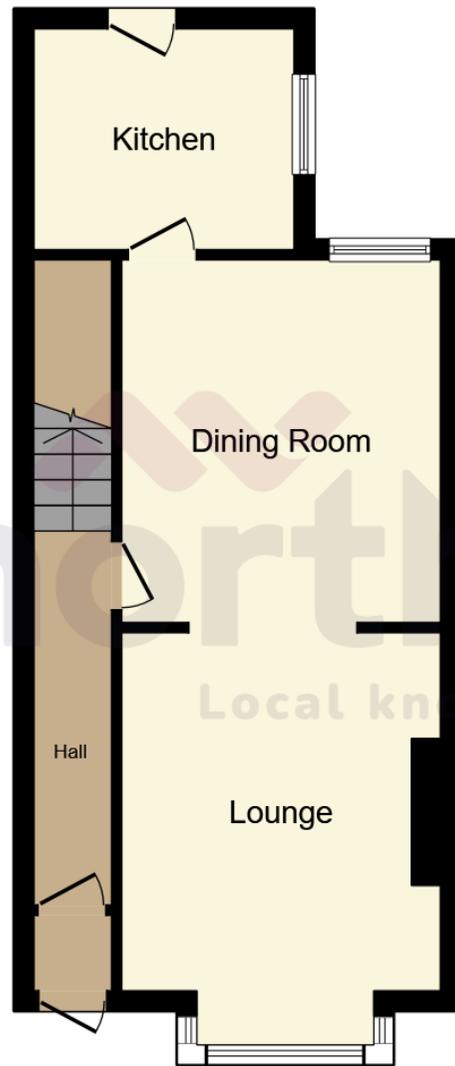
With access to thousands of mortgages, including exclusive deals that are not available on the high street, the team of agents provide award-winning advice that is tailored to your individual circumstances.

The Mortgage Advice Bureau can help you to find the right mortgage product for you and help with your application every step of the way. We have a dedicated Mortgage advisor who can offer telephone appointments to discuss your individual needs at a time to suit you.

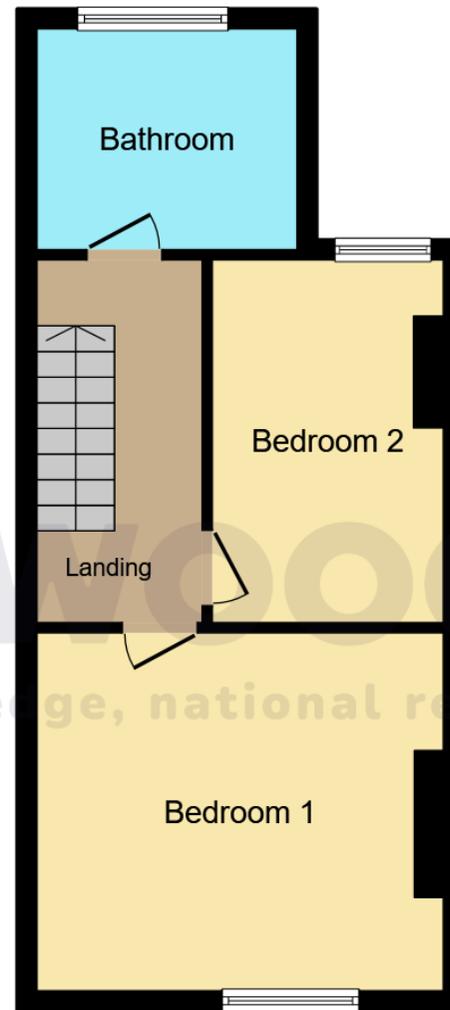
Note: Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Appraisal

A market appraisal is a great way to start your property journey. You can find out what your property is worth with a virtual or face to face appointment in your home. If you're thinking of making a move, we would love to hear from you. Call our sales team on 01482 444440 to book your free, no obligation market appraisal now!



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

