

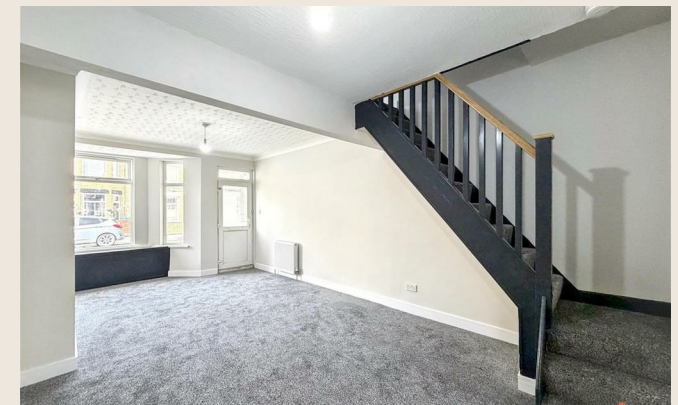


Huntingdon Street

Hull, HU4 6QJ

- ****SOLD WITH NO ONWARD CHAIN****
- Newly Decorated Throughout
- New Flooring Throughout
- Close to Local Amenities
- Ideal for Small Families
- Spacious Lounge
- New Kitchen
- New Bathroom
- Good Transport Links
- Viewing Recommended

Offers over £80,000





Available with no onward chain, this two-bedroom terraced property situation on Huntingdon Street, Hull, offers well-proportioned accommodation arranged over two floors.

The ground floor comprises a spacious lounge diner, with stairs leading to the first floor, together with a fitted kitchen and a bathroom located to the rear of the property. A door from the kitchen provides direct access to the enclosed rear yard.

To the first floor are two good sized bedrooms.

Conveniently located for local amenities and transport links, this property would make an ideal first-time purchase or investment opportunity. Contact us now to arrange your viewing.



Entrance Porch

Porch area, leading to the front door and providing access to the ground floor of the property.

Lounge Diner

11'1" x 23'2"

Spacious lounge diner featuring a bay window to the front aspect of the property, which fills the room with natural light. The room is carpeted in a soft grey, has a radiator and is painted in neutral tones, creating a calm, welcoming atmosphere. An open staircase with a dark banister adds character and leads to the first floor.

Kitchen

6'5" x 12'2"

Modern and practical kitchen with light grey cabinets and white work surfaces. It benefits from a good amount of natural light through the window and rear door, which leads out to the rear yard. The layout maximises the available space and includes integrated appliances such as oven, hob and overhead extractor and stylish tiled splashbacks. With vinyl flooring and radiator.

Bathroom

4'4" x 9'4"

Contemporary space with clean lines and neutral tones. Featuring a white suite including a bath with a rainfall style shower overhead, a basin set into a vanity unit, and a toilet. Large tiles on the bath surround add a touch of texture and sophistication, and a frosted window allows for privacy while letting in daylight. With vinyl flooring and radiator.

Bedroom 1

11'2" x 12'4"

Generously proportioned room featuring a bay window that brings in plenty of natural light. The room is carpeted in a soft, dark grey, has a radiator and the walls are painted in a light neutral shade.

Bedroom 2

8'3" x 9'11"

Good sized room with a single window providing ample daylight. The room is simply decorated with neutral walls and dark grey carpet, along with a radiator, offering a quiet, restful space.

Rear Yard

The rear yard is a paved outdoor space enclosed by wooden fencing, providing a private and manageable area. It is ideal for outdoor seating and is accessed via the rear door from the kitchen. There is also a gate to the rear providing rear alley access.

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

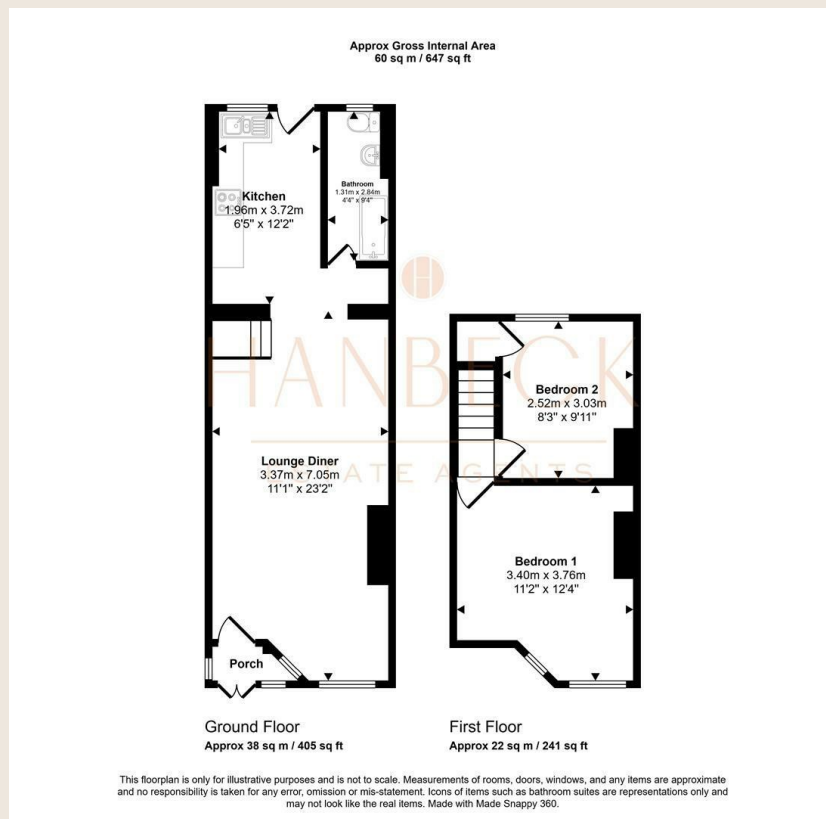
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.