



## Clumber Street

Hull, HU5 3RN

- Three Bedrooms
- Recently Renovated
- New Modern Kitchen
- Close to Shops, Cafes & Bars
- End Terraced
- Popular Dukeries Location
- Single Garage
- Great Transport Links

Asking price £130,000







Modern and move-in ready, this fantastic end-terrace home is being sold with NO CHAIN and is ready to go! The property features three bedrooms, making it an ideal choice for families, first time buyers or investors alike.

The ground floor comprises a large through lounge area, leading to the newly installed kitchen which has gorgeous Herringbone style flooring.

The first floor comprises three bedrooms and a shower room.

In addition to the inviting interior, this property boasts the added benefit of a garage, offering secure parking and extra storage space.

The house has been recently renovated throughout, ensuring that it meets the demands of contemporary living while retaining its character. The stylish shower room adds a touch of luxury, providing a refreshing retreat.

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, growing families seeking extra space, 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

With white walls, dark grey carpet flooring, radiator, door leading to the lounge and stairs leading to the first floor.

### Lounge

9'7" x 22'6"

Bright and spacious lounge featuring a large uPVC window that floods the room with natural light, creating a welcoming and airy atmosphere. With white walls, dark grey carpet flooring, two radiators, understairs storage cupboard and door leading to the kitchen.

### Kitchen

12'6" x 10'11"

Modern and practical kitchen with base and wall units, integrated oven, induction hob, and extractor hood, with space for a washing machine and fridge/freezer. With Herringbone style flooring, large uPVC window and door leading to the rear yard.

### Bedroom 1

13'1" x 10'8"

A well-sized double bedroom with a large uPVC window overlooking the street, allowing plenty of daylight to fill the space. With white walls, dark grey carpet flooring, and radiator, this room offers enough space for bedroom furniture while maintaining a sense of openness.

### Bedroom 2

12'6" x 10'10"

Another spacious double bedroom featuring a rear facing uPVC window. With white walls, dark grey carpet flooring and radiator.

### Bedroom 3

7'4" x 6'4"

Single bedroom with white walls, dark grey carpet flooring, radiator and uPVC window. This room's cosy size makes it ideal for use as a study / home office, nursery, or single bedroom depending on the occupant's needs.

### Shower Room

7'4" x 4'0"

Featuring a corner shower enclosure, wash basin set into a vanity unit, and a close coupled WC. A chrome towel radiator adds convenience, with vinyl flooring, extractor fan and white walls.

### Rear Yard

Paved rear courtyard, enclosed by brick walls offering a secure, low maintenance private outdoor space.

### External

7'11" x 13'0"

Externally, the property benefits from a full new roof, small front yard area, and a detached single garage to the rear. The garage provides space for parking or secure storage/workspace, constructed with brick walls and wooden double doors. There is also on-street parking available.

### 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

### 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.

### 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.

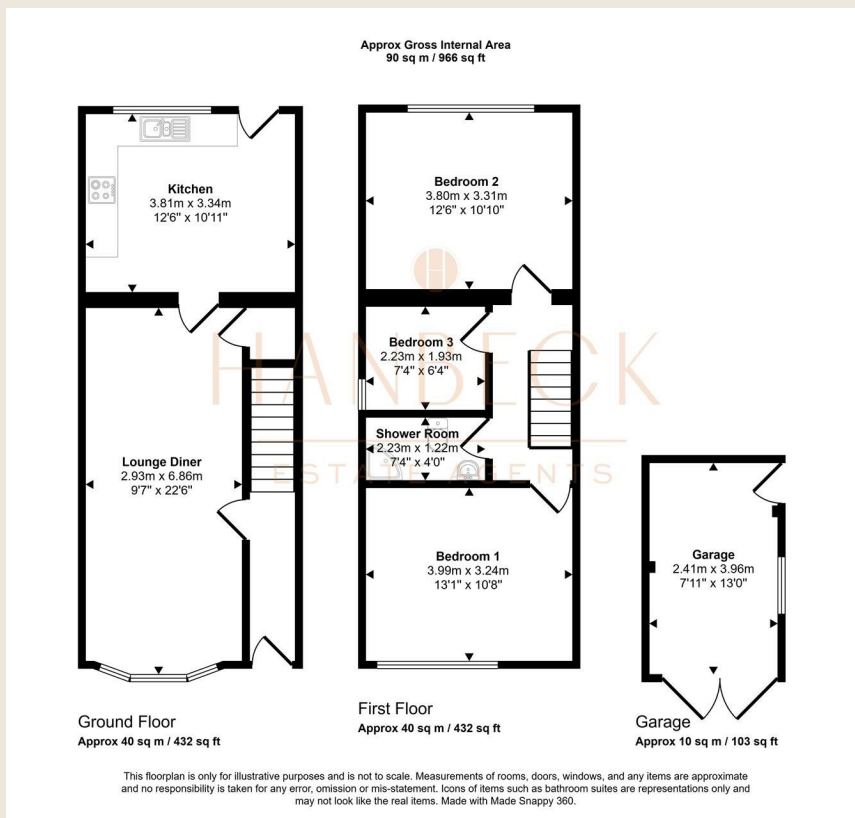
### Money Laundering Regulations

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.





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.