





Essex Street

Hull, HU4 6PR

- Mid-Terraced Home
- Selling with No Onward Chain
- Spacious Lounge & Dining Area
- Separate Utility Room
- Close to Local Amenities & Schools
- Two Generously Sized Bedrooms
- Newly Renovated Throughout
- Modern Kitchen
- Ground Floor Family Bathroom
- Potential of 10% Yield



Offers over £80,000







This renovated mid-terraced property is offered to the market with NO ONWARD CHAIN and provides an excellent opportunity for first-time buyers, couples or investors looking for a home ready to move straight into.

To the ground floor, an entrance leads into a welcoming lounge & dining area. Continuing through the property is a modern kitchen. Further benefits include a separate utility area, providing useful additional space for laundry and household appliances, together with a family bathroom completing the ground floor accommodation.

To the first floor, there are two generously proportioned bedrooms, both offering ample space for bedroom furnishings and providing comfortable accommodation.

Externally, the property benefits from a rear yard, offering a low-maintenance outdoor space.

With its recent renovation, two spacious bedrooms and the added advantage of NO ONWARD CHAIN, this property would make an ideal first home or investment opportunity. Early viewing is highly recommended to fully appreciate the accommodation on offer.

Lounge & Dining Area
11'9" x 14'4"
A welcoming and well-presented lounge & dining area, newly renovated to provide a fresh and comfortable living space with ample room for a range of lounge and dining furnishings. With vinyl flooring, radiator, window and door leading to the kitchen.

Kitchen
11'10" x 8'10"
A modern kitchen offering plenty of room for cooking, providing vinyl flooring, laminate work surfaces, sink & drainer, integrated hob, oven & extractor hood, privacy glass window, door leading to the utility room and stairs leading to the first floor.

Utility Room
5'10" x 6'5"
A useful separate utility area, providing additional space for laundry appliances and household storage. With vinyl flooring, laminate work top, doors leading to the downstairs family bathroom and rear yard.

Family Bathroom
5'9" x 6'8"
A family bathroom conveniently positioned on the ground floor, serving the property. Featuring vinyl flooring, bath tub, shower attachment, shower screen, toilet, wash hand basin, privacy glass window and radiator.

Bedroom One
12'0" x 11'6"
A generously sized double bedroom offering ample space for bedroom furniture and storage. With carpet flooring, window and radiator.

Bedroom Two
9'0" x 9'10"
A further spacious bedroom, offering flexibility as a second double bedroom, guest room or home office. With carpet flooring, storage cupboard, window and radiator.

Outside
To the rear of the property is an enclosed yard, providing a low-maintenance outdoor space.

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

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.

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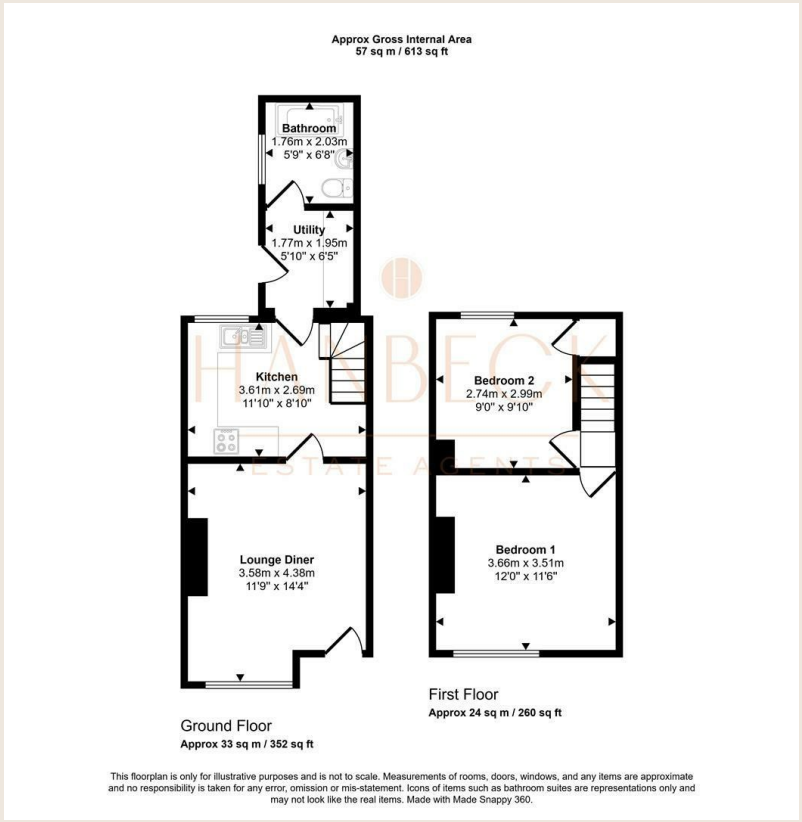
Disclaimer
These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended 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 **D**









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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.