

Because life is

PettyTM
Real

4 Hunslet Street
Nelson
BB9 0JF



For Sale

£99,950

- Attention First Time Buyers.
- Two Bedroom Mid Terrace Property.
- Two Reception Rooms.
- Kitchen With Good Counter Space & Storage.
- Three Piece Bathroom With Walk In Shower.

- Rear Yard Space.
- Great Location & Excellent Transport Links.
- Close To Local Amenities & Green Space.
- Excellent Nearby Schools.
- Leasehold | Council Tax Band: A | EPC Rating: D.



Petty Real are delighted to present to the market this charming two-bedroom mid-terrace property on Hunslet Street, Nelson – an ideal home for first-time buyers or a fantastic opportunity for investors looking to expand their portfolio.

Upon entering the property, you're welcomed into a cosy front reception room, perfect for relaxing or entertaining. This room features a prominent chimney breast offering the opportunity to add a fireplace or create a stylish focal point. With ample space for sofas, chairs, and coffee tables, the large front-facing window allows natural light to flood the space, enhancing its warmth and character.

To the rear, you'll find a generous second reception room, currently serving as a combined living and dining area. This versatile room benefits from an electric fire with surround, a large rear-facing window overlooking the yard, and plenty of space for both lounging and dining furniture. It flows seamlessly into the fitted kitchen, which is equipped with ample cupboard space, worktops along two walls, an integrated oven with hob, and a sink positioned on the rear wall.

Upstairs, the spacious master bedroom spans the full width of the property and easily accommodates a large bed, wardrobe, and additional furniture. The second bedroom is ideal for a child or teenager and features useful built-in storage over the stairs.

The contemporary family bathroom comprises a walk-in corner shower cubicle, WC, and wash basin, with the boiler conveniently housed within a built-in cupboard.

Externally, the property boasts a low-maintenance rear yard, ideal for outdoor seating or hosting guests, and a small garden forecourt to the front.

Early viewing is highly recommended to appreciate the space and potential this lovely home has to offer.



Total area: approx. 86.3 sq. metres (928.8 sq. feet)

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

Hunslet Street, Nelson



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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