



Carrington Street, Hull
Hull

Guide Price £70,000 – £80,000

WIGWAM

- Guide price - £70,000 - £80,000
- 2 bedroom terraced freehold house
- Within walking distance of transport links and amenities that Anlaby and Hessle Road has to offer
- Separate dining room and living room
- 2 large bedrooms
- Additional upstairs room that can be used for storage or a home office
- Private rear courtyard with side access
- Opportunity to add value through refurbishment
- High rental demand in the area
- Offered with no onward chain for a swift and seamless purchase
- EPC - C

Offered to the market with no onward chain and a highly attractive guide price of £70,000 to £80,000, this two-bedroom end-terraced freehold house represents a superb opportunity for first-time buyers or investors seeking a well-located home with scope to add personal touches and increase the value through refurbishment.

Perfectly positioned within walking distance of the amenities and excellent transport links that Anlaby and Hessle Road has to offer, as well as the MKM stadium, the property combines convenience with the potential.

Step inside to discover an inviting, spacious hallway leading to a layout that includes living room and a separate dining room with ample space.

The kitchen area offers a functional workspace with the potential to be transformed into a stylish, modern hub.



Upstairs, two well-proportioned bedrooms offer flexibility for family living or guest accommodation. The property also benefits from an additional upstairs room that can be used as a storage room, walk in wardrobe or study. This home is ready to be updated to a high standard, allowing you to inject your own style and create a space that truly reflects your personality.

The absence of an onward chain ensures a swift and seamless purchase process, making it easier for you to move in and start enjoying your new home without delay.

With an expected rental figure of £650 pcm, this could represent a gross yield of over 11%.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C





Living room

With carpet, feature fireplace, bay window, and radiator.

Dining room

With carpet, feature fireplace, window, and radiator.

Kitchen

With ceramic tiled flooring, tiled walls, kitchen units and laminate worktop, boiler, window, and door to the rear courtyard.

Bathroom

With carpet, tiled surround, bath, wash basin on pedestal, door toilet, storage cupboard, and window.

Bedroom 1

With carpet, radiator, and window overlooking the rear courtyard.

Bedroom 2

With carpet, radiator, and window overlooking the front.

Storage room

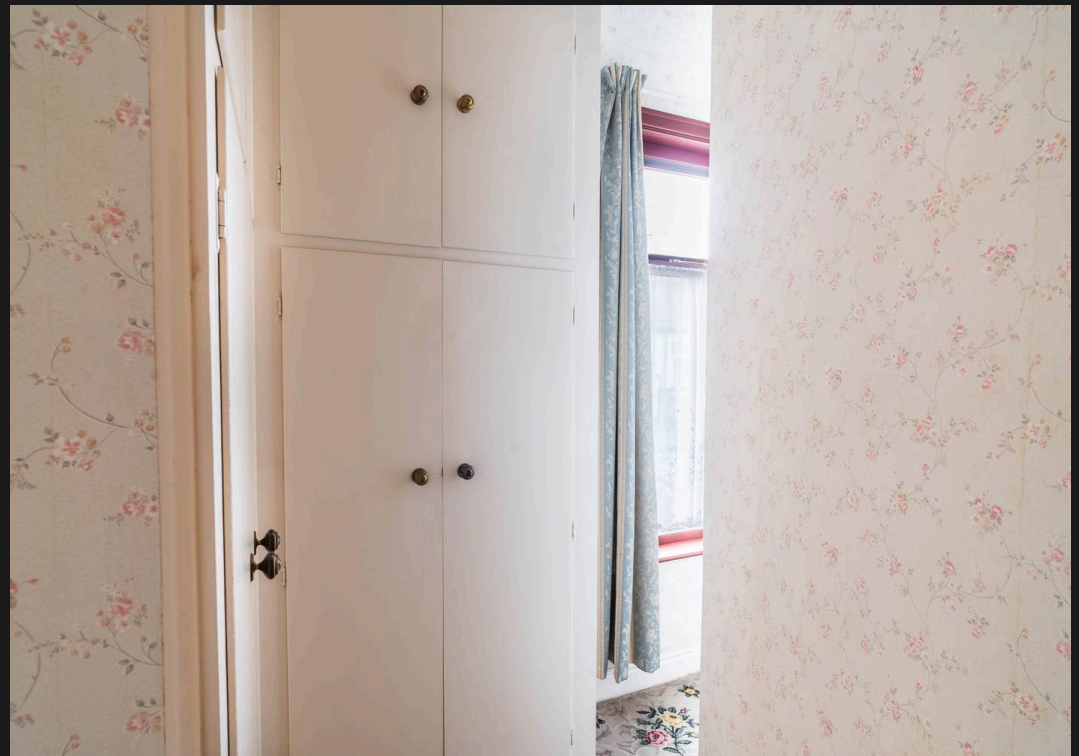
With carpet, 2 large storage cupboards, and window.

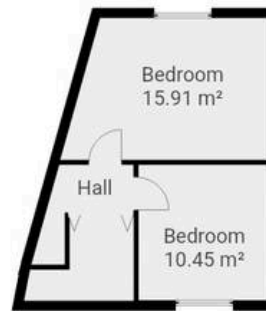
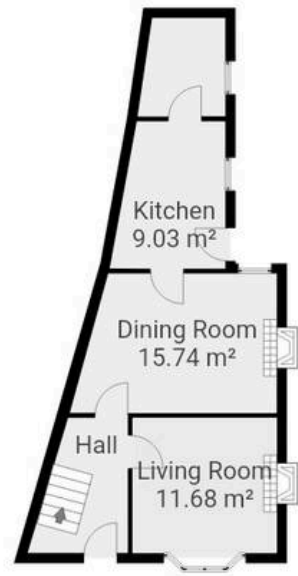
Garden

Rear courtyard with side access through a gate.









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Wigwam

Block A, Unit 7B, Flemingate, Beverley - HU17 0NQ

01482505152 • hello@wigwamhomes.co.uk • www.wigwamhomes.co.uk