



## 39 Plane Street, Hull, HU3 6BU

### Asking Price £115,000



Nestled on Plane Street in Hull, this charming terraced house offers a delightful blend of space and comfort, making it an ideal family home or a promising investment opportunity. Built in 1900, the property boasts a generous 1,227 square feet of living space, featuring two inviting reception rooms that provide ample room for relaxation and entertainment.

The house comprises five well-proportioned bedrooms, with four conveniently located on the upper floor, ensuring plenty of space for family members or guests. The layout is designed to accommodate modern living while retaining a sense of character and warmth.

One of the standout features of this property is the expansive rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. This large outdoor space is a rare find in urban settings and adds significant value to the home.

Currently, there is a tenant in situ, paying £575 per calendar month, which presents an excellent opportunity for investors looking to generate immediate rental income with potential for significantly more.

With its prime location, spacious interiors, and potential for both personal enjoyment and investment, this property on Plane Street is not to be missed. Whether you are seeking a new family home or a strategic addition to your property portfolio, this house offers a wealth of possibilities.

PLEASE NOTE: All information regarding the property is provided to us by vendor or a vendor representative, any information provided must be verified further and it is important you carry out your own due diligence to confirm this is fully correct.

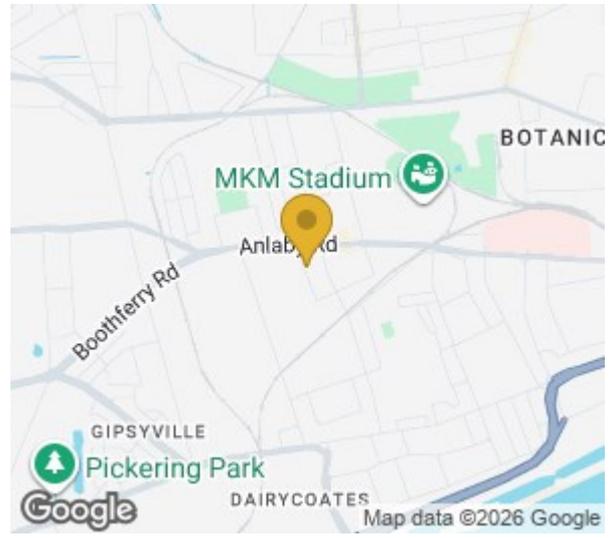
#### VIEWING

To arrange a viewing on this property or require further information please contact one of our team on 01482 342445



**TOTAL: 122 m<sup>2</sup>**  
 FLOOR 1: 61 m<sup>2</sup>, FLOOR 2: 61 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 1 m<sup>2</sup>, WALLS: 10 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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.