Welton Road, Brough, East Yorkshire, HU15 1AF

01482 669982
info@limbestateagents.co.uk
limbestateagents.co.uk

Limb
MOVING HOME









2 Admirals Croft, Hull, HU1 2DR

- No Onward Chain
- 3 Double Bedrooms
- Lawned Rear Garden
- Council Tax Band = B
- Main Bedroom with Balcony
- Garage with Rear Access
- Scope for Modernisation
- Freehold / EPC = D

£170,000

INTRODUCTION

Offered for sale with no onward chain, this three bedroom semi-detached house occupies a convenient position close to Hull Marina and the city centre, ideally placed for a wide range of amenities including Kingston Retail Park, which are just a short walk away. The property offers well proportioned accommodation with three double bedrooms and provides an opportunity for purchasers seeking a home which would benefit from modernisation and cosmetic updating.

The accommodation comprises an entrance hallway, lounge, kitchen and ground floor cloaks/W.C. To the first floor are three double bedrooms, the main bedroom having patio doors opening onto a balcony, together with a family bathroom.

Outside, there is a small garden area to the front and a driveway providing access to a single garage, which has up-and-over doors to both the front and rear. The rear garden is predominantly lawned.

With scope to update the kitchen, bathroom and W.C., together with general cosmetic improvements, this is a well proportioned property offering potential in a convenient central location.

LOCATION

Admirals Croft is a residential cul-de-sac situated off Wellington Street West, conveniently positioned close to Hull Marina and within easy walking distance of the city centre. The location offers an appealing combination of waterfront attractions, shopping facilities and transport links, with many amenities accessible on foot.

One of the area's principal attractions is Hull Marina, with its attractive waterfront setting, moored boats and surrounding restaurants, cafés and bars. The nearby Fruit Market has become a popular destination for dining and socialising, with independent businesses and venues adding to the character of this historic part of the city. The Marina and surrounding waterfront also provide an enjoyable setting for leisurely walks.

For everyday shopping, Kingston Retail Park is just a short stroll away, offering a range of major retailers. The wider city centre provides further shopping opportunities at St Stephen's, Princes Quay and Trinity Market, together with numerous independent shops, restaurants and leisure facilities.

Hull has a rich maritime heritage and was designated UK City of Culture in 2017. Attractions include The Deep aquarium, Ferens Art Gallery, the Museum Quarter and a variety of theatres and entertainment venues. The city also offers a range of educational facilities, including primary and secondary schools, Ron Dearing UTC and the University of Hull.

Transport connections are good, with Hull Paragon Interchange providing local and regional bus services together with rail connections to destinations including Beverley, Leeds, York and London. For motorists, the A63 provides convenient access to the Humber Bridge and M62 motorway network.

Accessibility to key destinations includes:

- Beverley: Approx. 9 miles
- York: Approx. 37 miles
- Leeds: Approx. 56 miles
- London (by rail): Approx. 2.5 hours

Beyond the city, the surrounding East Riding countryside, Yorkshire Wolds and East Yorkshire coastline offer further opportunities for walking, cycling and outdoor recreation.

ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

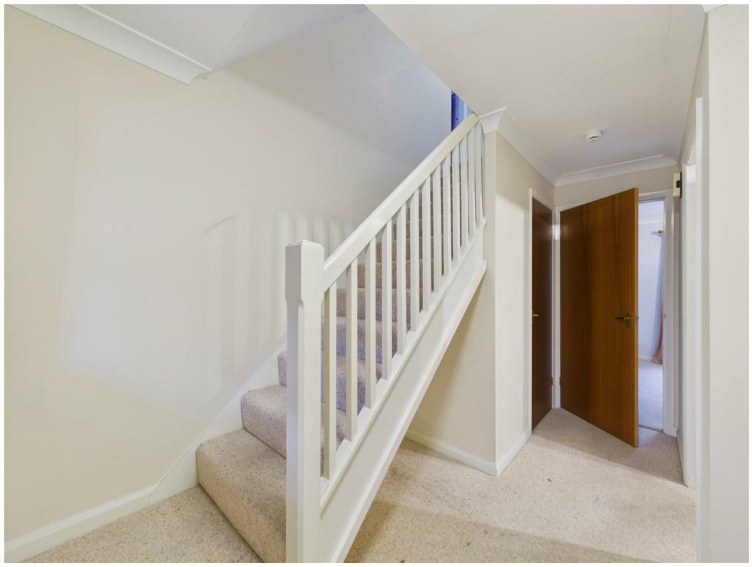
NAEA National Association of Estate Agents
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy

ENTRANCE PORCH

With door to:

ENTRANCE HALLWAY

With staircase leading up to the first floor and cupboard under.



KITCHEN

With fitted units, laminate worktops, sink and drainer with mixer tap, space for appliances and window to the front elevation.



LOUNGE

With French doors leading out to the rear garden.



INNER LOBBY

With internal access door to the garage.

W.C.

With low flush W.C. and wash hand basin.

FIRST FLOOR

LANDING

BEDROOM 1

With window to the front elevation and patio doors leading out to the balcony.



BEDROOM 2

With built in wardrobes with mirrored sliding doors and window to the front elevation.



BEDROOM 3

With window to the rear elevation.



BATHROOM

With suite comprising a bath with shower over, wash hand basin and low flush W.C. Tiled walls and window to rear.



OUTSIDE

There is a small garden area to the front and a short driveway providing access to a single garage, which has up-and-over doors to both the front and rear. The rear garden is predominantly lawned.





HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of double glazing.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

NAEA National Association of
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price, such as floor coverings, curtains and light fittings. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, not be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute any part of an offer or contract
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct however any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
(iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

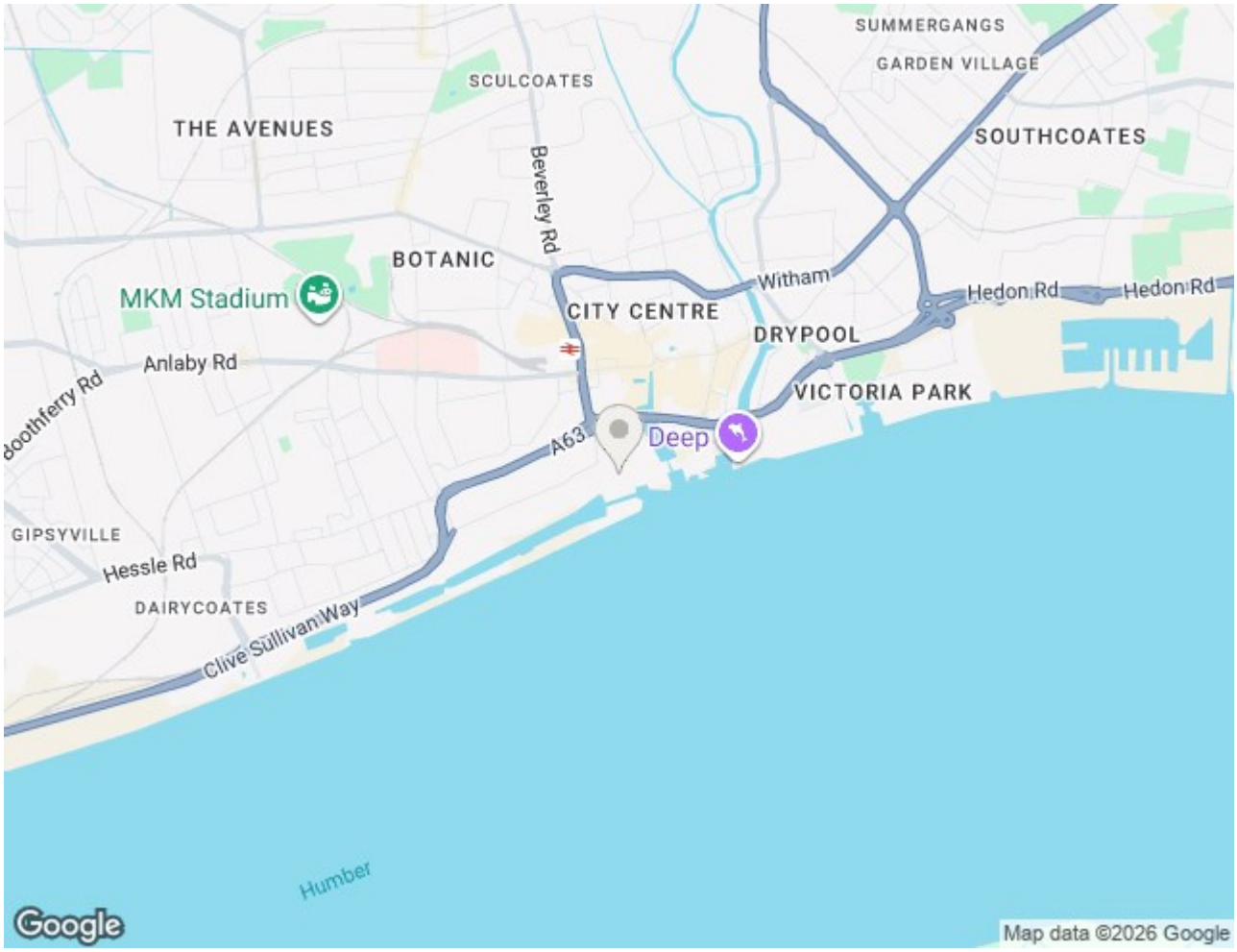
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

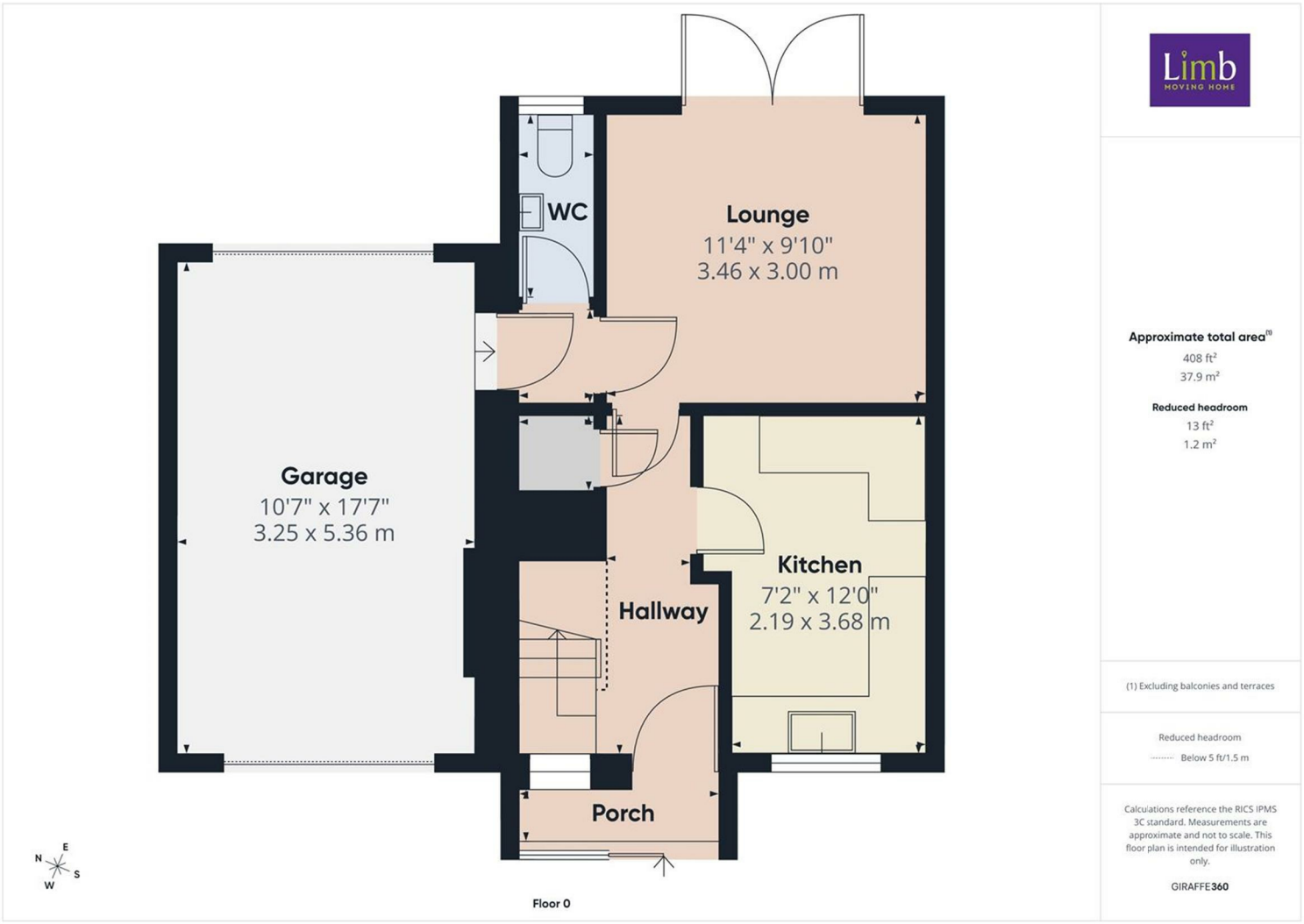
PROGRESSING AN OFFER

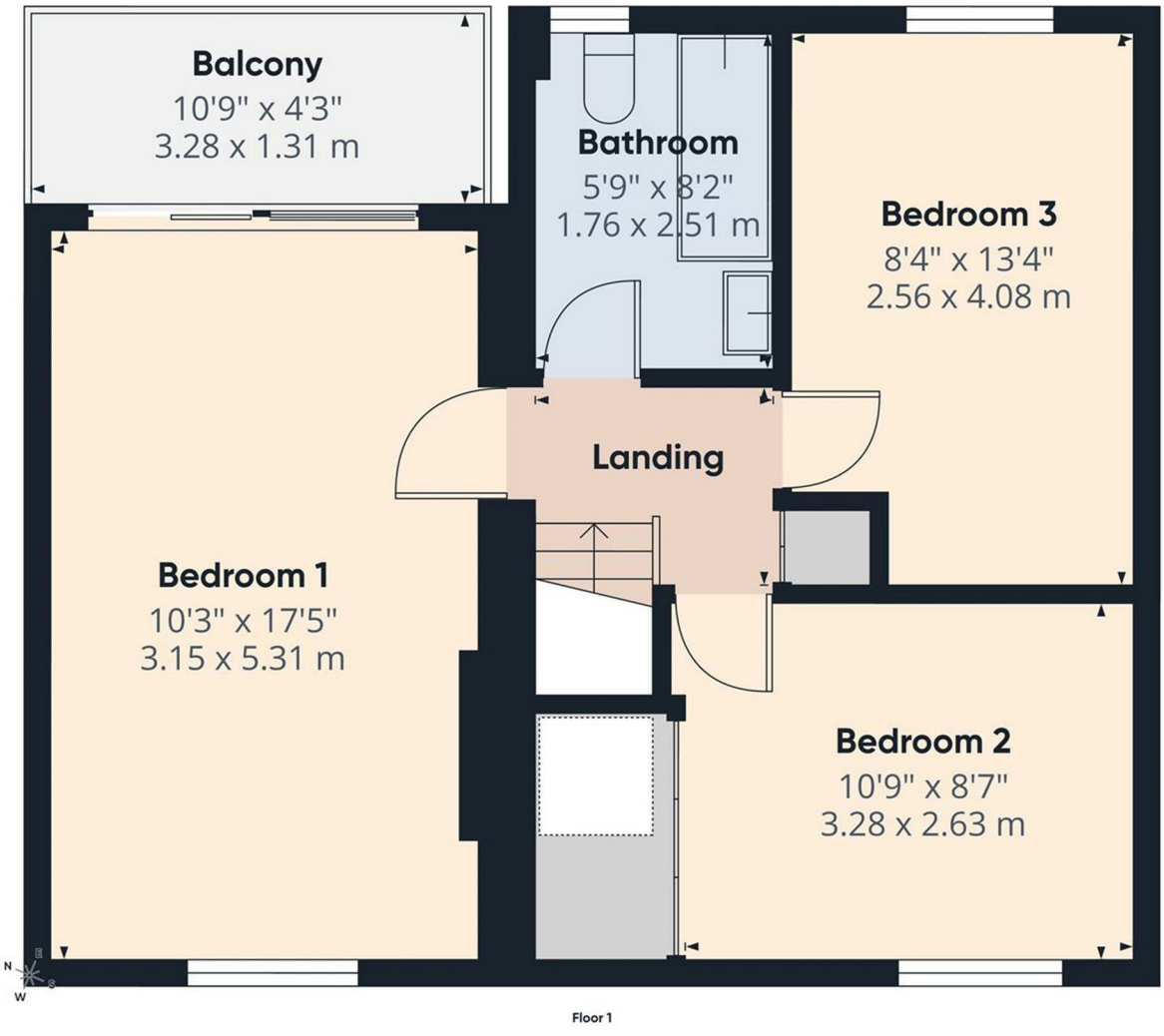
In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.


SUMMERGANGS
GARDEN VILLAGE
SCULCOATES
THE AVENUES
SOUTHCOATES
Beverley Rd
BOTANIC
MKM Stadium
Witham
CITY CENTRE
Hedon Rd
Hedon Rd
DRYPOOL
Anlaby Rd
VICTORIA PARK
A63
Deep
GIPSYVILLE
Hessle Rd
DAIRYCOATES
Clive Sullivan Way
Humber
Google
Map data ©2026 Google


WC
Lounge
11'4" x 9'10"
3.46 x 3.00 m
Garage
10'7" x 17'7"
3.25 x 5.36 m
Hallway
Kitchen
7'2" x 12'0"
2.19 x 3.68 m
Porch
N
E
S
W
Floor 0
Approximate total area(1)
408 ft²
37.9 m²
Reduced headroom
13 ft²
1.2 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360



Approximate total area(1)
448 ft²
41.6 m²

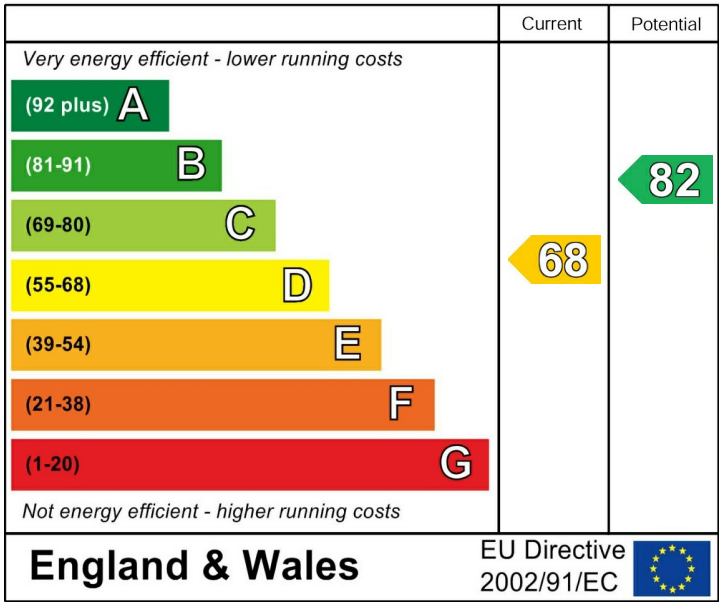
Balconies and terraces
46 ft²
4.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

