



Huntingdon Street

Hull, HU4 6QJ

- NO CHAIN
- Mid-Terraced Home
- Good Sized Bedrooms
- Great Investment Opportunity
- Transport Links Nearby
- Two Bedrooms
- Large Through Lounge / Diner
- Some Modernisation Required
- Close to Local Amenities
- Viewing Recommended

Offers in excess of £70,000





Offered for sale with no onward chain, this two-bedroom terraced home presents a fantastic opportunity for those looking to put their own stamp on a property. Requiring some modernisation, it is ideal for first-time buyers, investors, or anyone seeking a project.

The ground floor comprises a spacious through lounge/dining area, providing a versatile living space, along with a fitted kitchen. A door from the kitchen leads out to the enclosed rear yard, while the ground floor bathroom is situated to the rear of the property.

To the first floor are two well-proportioned bedrooms.



Offering excellent potential, this property provides the perfect opportunity to create a comfortable home or a rewarding investment. Being sold with no onward chain, an early viewing is highly recommended to appreciate everything this property has to offer.

Lounge and Dining Area

11'7" x 14'5" (Lounge), 9'3" x 8'2" (Dining Area)

A spacious through reception room with a window to the front elevation, providing ample space for both living and dining furniture.

Kitchen

5'5" x 12'3"

Fitted with a range of wall and base units with work surfaces over. Door leading to the enclosed rear yard and access to the ground floor bathroom.

Bathroom

4'10" x 8'5"

Comprising a bath with overhead shower, wash hand basin and WC. There are fully tiled walls and vinyl flooring.

Bedroom 1

11'9" x 12'7"

A generously sized room with two windows, facing the front aspect, providing natural light.

Bedroom 2

9'0" x 9'11"

A well-proportioned second bedroom overlooking the rear aspect, with a storage space.

Rear Garden

To the rear of the property is an enclosed yard with gated access to the rear tenfoot.

Additional Information

- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - A
- Energy Performance Certificate Rating (EPC) - E
- 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.

Money Laundering Regulations

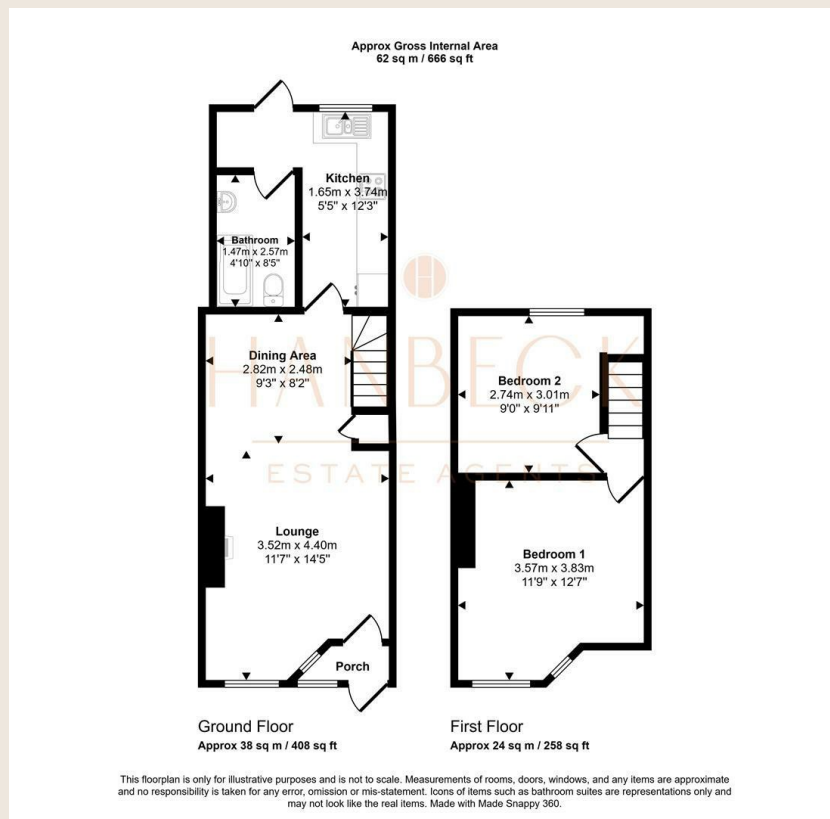
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 **E**



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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.