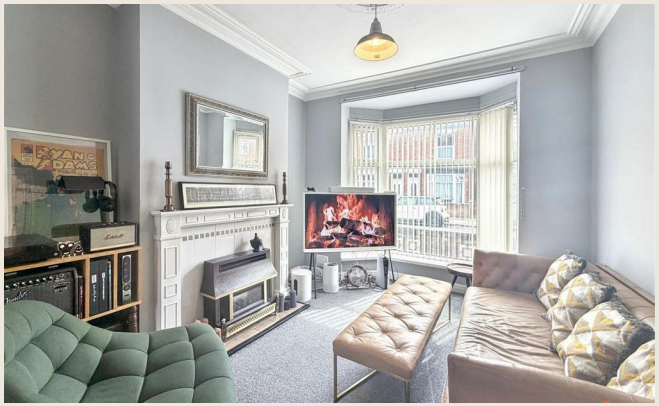


Buckingham Street

Hull, HU8 8TL

- NO CHAIN
- Mid-Terraced Home
- Downstairs Shower Room
- Easy Access to Transport Links
- Great for Investors
- Two Bedrooms
- Through Lounge / Diner
- Close to Local Shops & Amenities
- Perfect for First Time Buyers
- Viewing Recommended

Asking price £80,000

Offered to the market with no onward chain, this well-positioned two-bedroom terraced property presents an excellent opportunity for first-time buyers and investors alike.

The ground floor comprises a spacious through lounge/dining room, providing a versatile living and entertaining space, together with a fitted kitchen and a ground floor shower room. A door from the rear of the property leads to an enclosed yard.

To the first floor are two well-proportioned bedrooms.

Conveniently located just a short distance from Holderness Road, the property benefits from an excellent range of local shops, supermarkets, cafés and everyday amenities, as well as regular public transport links offering easy access to Hull city centre and surrounding areas.

Early viewing is recommended to appreciate the potential this property has to offer.

Through Lounge / Dining Area
A spacious through lounge and dining area with windows to the front and rear aspects, providing plenty of natural light. Ample space for both lounge and dining furniture, with carpet flooring, radiator and a gas fire in the lounge.

Kitchen
7'3" x 11'0"
Fitted with a range of wall and base units with work surfaces over, incorporating a sink unit and space for freestanding appliances and integrated appliances include two ovens and a gas hob. With vinyl flooring, tiled walls and a large window overlooking the rear yard and flooding the space with natural light.

Shower Room
8'7" x 5'11"
The shower room offers a clean and practical layout, featuring a walk-in shower with glass enclosure, a pedestal wash basin, and WC. Light-coloured tiles line the walls, and a frosted window allows for natural light, privacy and ventilation. With vinyl flooring and a radiator.

Bedroom 1
13'6" x 10'7"
A spacious main bedroom featuring a window and built-in wardrobes along one wall. The neutral decor and carpeted floor create a calm and restful space, complemented by the room's generous size.

Bedroom 2
7'4" x 10'10"
A good sized room with a window providing natural light. It has a neutral decor, radiator and carpet flooring, making it suitable as a bedroom, nursery or home office.

Front External
To the front of the property, there is a small paved pathway to the door and paved area infront of the bay window, with a brick wall boundary.

Additional Information
- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - A
- Energy Performance Certificate Rating (EPC) - C
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

Free Valuation
Thinking of selling or letting?

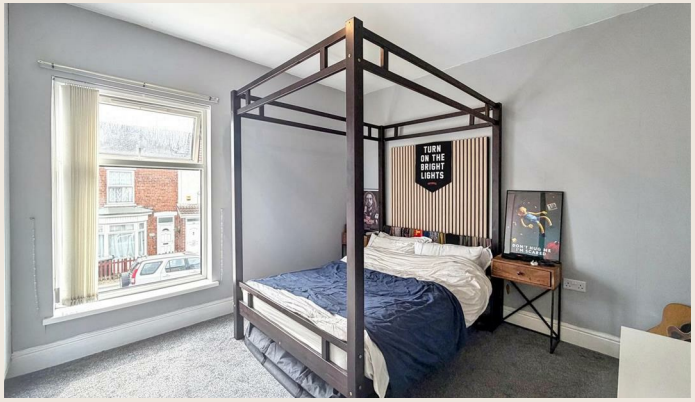
If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly in-person property valuations.
Please get in touch and we will arrange a no-obligation property appraisal.

Viewings
Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

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**
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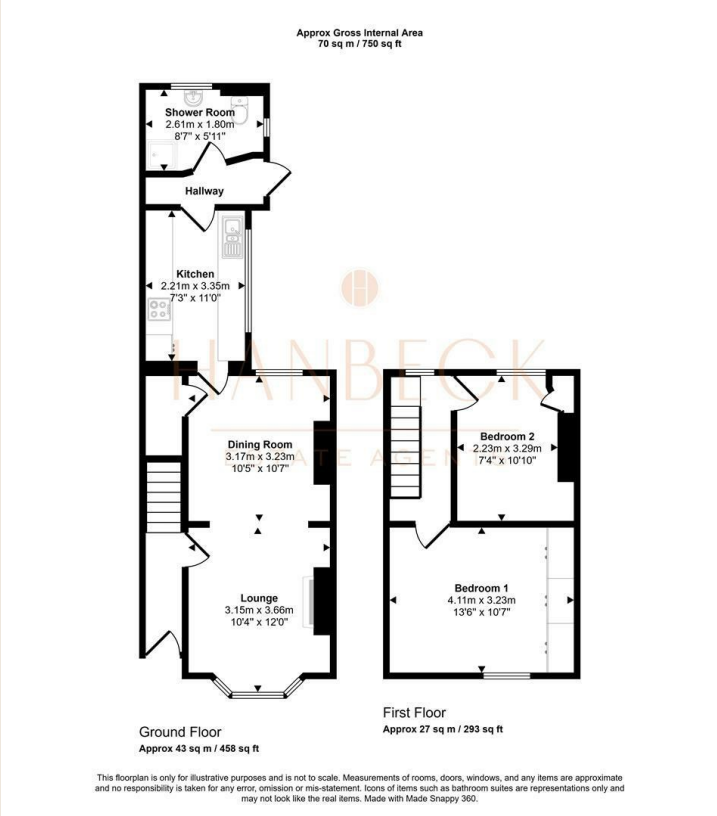

Hull Office

929 Spring Bank West, Hull, East Yorkshire, HU5 5BE

Contact

01482 680850
info@hanbecks.co.uk
hanbecks.co.uk

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.