



Aigburth Avenue

Hull, HU3 3QA

- Three Bedrooms
- Great Investment Opportunity
- Good Transport Links
- End Terraced
- Close to Amenities
- Popular Location

Offers in excess of £60,000





Offering excellent potential for buyers looking for a project, this three bedroom end terrace property provides generous accommodation and good overall space, but does require a full programme of renovation and modernisation throughout. The property presents an exciting opportunity for someone to put their own stamp on a home and create a finished property to their own taste and specification.



Entrance Hall

The property is accessed via an entrance hall providing access to the principal ground floor rooms and staircase leading to the first floor.

Lounge

10'4" x 12'7"

A well-proportioned lounge offering a good amount of living space and providing a blank canvas for modernisation and redecoration.

Dining Room

10'3" x 11'3"

The separate dining room provides further generous reception space and could be used as a formal dining area, family room or adapted to suit the needs of the eventual purchaser.

Kitchen

7'7" x 10'6"

The kitchen is located to the rear of the property and has a door leading to the rear garden.

Bedroom 1

13'9" x 10'8"

A good-sized first bedroom with plenty of potential for creating a comfortable principal bedroom.

Bedroom 2

7'6" x 10'4"

A further well-proportioned bedroom offering good flexibility for family accommodation.

Bedroom 3

8'2" x 6'1"

The third bedroom provides additional accommodation and could also lend itself well to use as a home office, nursery or dressing room.

Bathroom

8'0" x 4'9"

The family bathroom is positioned on the first floor and requires modernisation.

External

Concrete rear yard with a gate providing access to the rear garden.

Additional Information

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

- 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

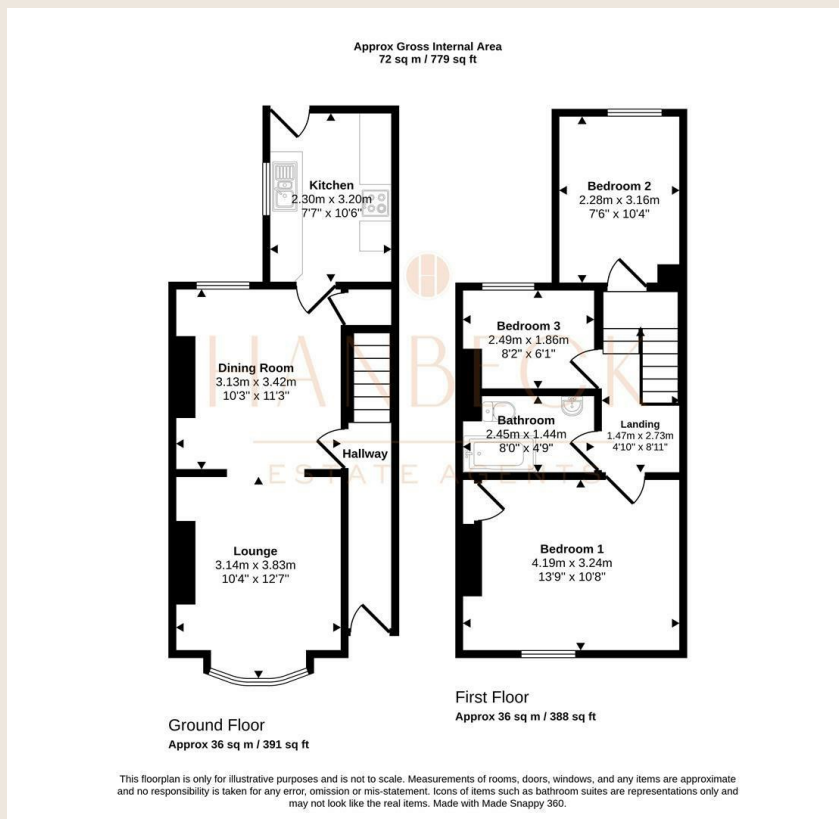
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 **D**



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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.

