



92 Londesborough Street

, Hull, HU3 1DR

£125,000





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## Summary

Three Bedroom Mid-Terrace Home on Londesborough Street – Packed with Potential & Close to Hull City Centre

Situated just a stone's throw from Hull Royal Infirmary and within walking distance of the city centre, this spacious three-bedroom mid-terrace offers a fantastic opportunity for buyers looking to put their own stamp on a much-loved home.

Having been in the same ownership for many years, the property is now ready for some TLC and updating, but it already benefits from key improvements including a modern shower room and UPVC double glazing throughout.

The accommodation includes a welcoming entrance hallway, a generous lounge with access to the garden, a dining kitchen and a cloakroom/ WC. Upstairs, you'll find three well-sized bedrooms offering plenty of space for a growing family and a modern white shower room.

Outside, the property enjoys a low-maintenance rear yard and sits in a convenient and well-connected location, ideal for commuters, hospital staff, or investors looking for strong rental potential.

A great project in a great location – viewing is highly recommended!

## Ground Floor

## Entrance Hallway

Entrance via UPVC double glazed door, with fixed staircase to the first floor, understairs cupboard and access to all ground floor room.

## WC

With UPVC double glazed window, low level WC and hand wash basin.

## Kitchen/Diner

9'7" x 18'4" (2.93m x 5.59m)

With UPVC double glazed window to the front. Fitted with a range of base and wall mounted units, laminated work surface and cladding to the splashback areas, inset sink unit, inset four-ring gas hob with extractor over and eye level double oven, integrated under counter fridge and space for automatic washing machine. With ample space for a dining table and laminate flooring.

## Lounge

15'8" x 10'5" (4.78m x 3.20m)

A generous lounge to the rear with UPVC double glazed window and door to the garden, carpet flooring and feature fireplace.

## First Floor

## Central Landing

With access to all first floor rooms and a storage cupboard.

## Bedroom One

8'9" x 16'4" (2.67m x 4.98m)

A generous double bedroom with UPVC double glazed window, fitted wardrobes and matching dressing table.

Tel: 01482 322411

### Bedroom Two

12'7" x 8'10" (3.84m x 2.71m)

Additional double bedroom with UPVC double glazed window to the rear.

### Bedroom Three

8'6" x 6'6" (2.61m x 2.00m)

Versatile third bedroom with UPVC double glazed window to the rear and carpet flooring.

### Shower Room

6'8" x 9'5" (2.04m x 2.89m)

Fitted with a modern three-piece suite, including shower cubicle, pedestal sink and low level WC. With UPVC double glazed window and vinyl flooring.

### Outside

With low maintenance forecourt garden to the front and secure storage shed. The rear is an enclosed garden, ideal for seating and entertaining with planted borders.

### Council Tax

We have been advised the property is council tax band A, payable to Hull City Council.

### ADDITIONAL INFORMATION

Tenure:

Freehold

### Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.





Road Map



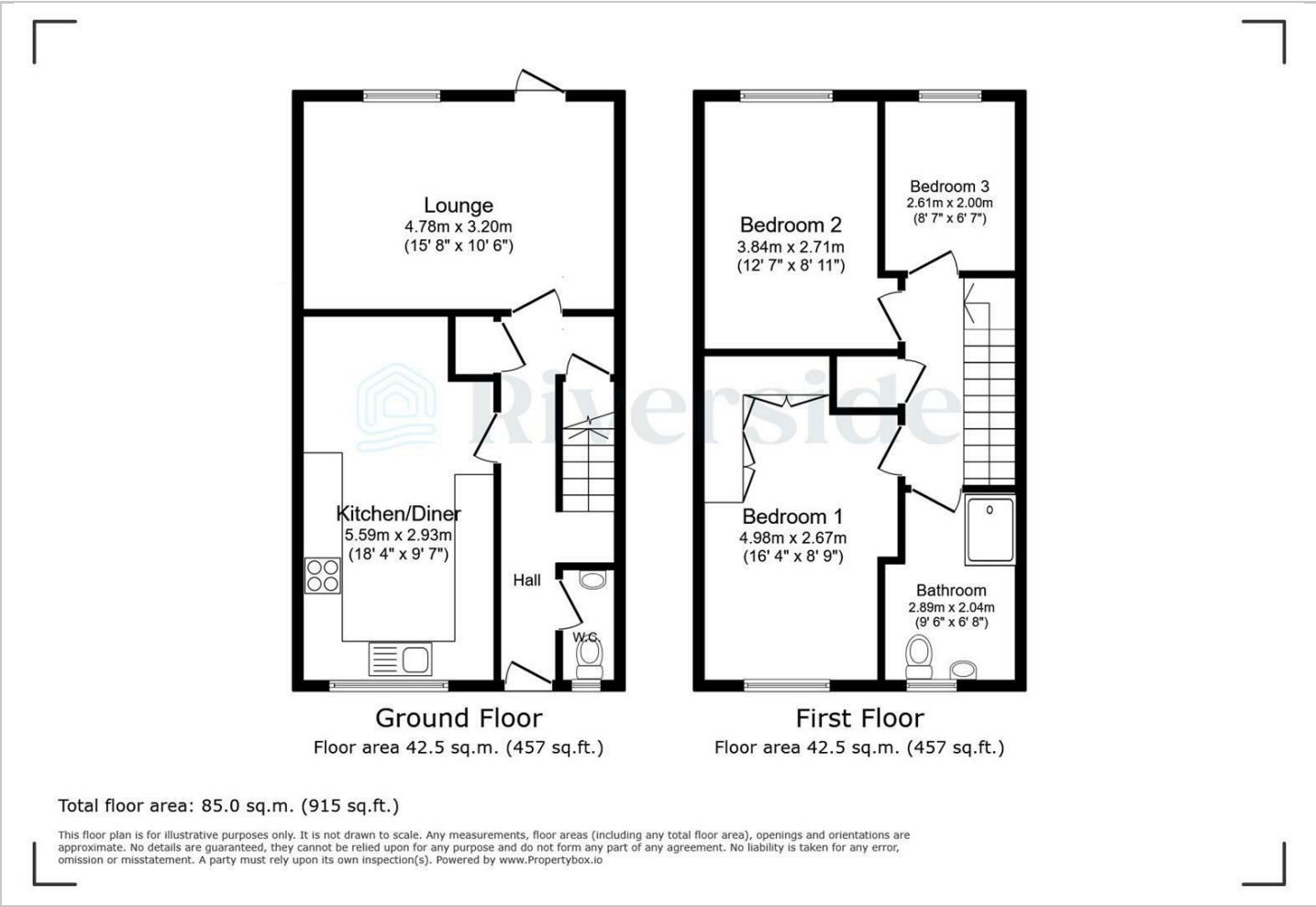
Hybrid Map



Terrain Map



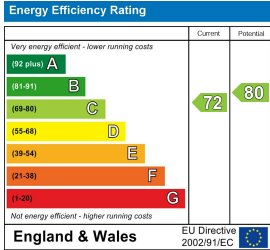
Floor Plan



Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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