



**90 Newcomen Street, Hull, HU9 3BB**

**£157,000**

Brought to the market with NO CHAIN INVOLVED! Professionally refurbished with new decor and carpets throughout! The property benefits from being re wired, with a new kitchen and bathroom! Ideal for the first time buyer / growing family! Situated in this popular residential location close by to local schools, shops and excellent bus links into the city centre, as well as East Park & Woodford Leisure Centre! Installed with gas central heating and double glazing. Accommodation briefly comprises; entrance hall, through lounge / dining room and modern kitchen, with utility area and downstairs wc to the ground floor. The first floor comprises; landing, three bedrooms and family bathroom. To the exterior is an easily maintainable front garden with path to the entrance. To the rear is a fully enclosed garden with lawn, and off street parking.

#### Entrance Hall

Welcoming entrance hall featuring a staircase leading to the first floor, a radiator, and an under stairs storage cupboard.

#### Lounge (4.65m x 3.50m / 15'3" x 11'5")

Bright and spacious lounge with window to the front, carpet flooring and radiator.

#### Dining Area

With rear window, carpet flooring, radiator and a fire surround with a contemporary electric fire.

#### Kitchen (2.75m x 2.30m / 9'0" x 7'6")

Designed with a sleek range of high-gloss smoke grey wall and base units, complemented by contrasting work surfaces. The kitchen includes an inset one-and-a-half bowl sink with a mixer tap, matching splashbacks, and under-cabinet lighting that activates upon entry. Integrated appliances include an electric oven, a four-ring gas hob, and a modern overhead extractor canopy. A window to the side aspect provides additional natural light.

#### Utility Area (1.80m x 1.15m / 5'10" x 3'9")

A convenient space with a preparation surface, plumbing for a washing machine, and a radiator.

#### Downstairs WC

Featuring a stylish vanity unit housing a wash hand basin with a waterfall tap, along with a dual-flush low-level WC.

#### First Floor

##### Landing

#### Bedroom One (3.35m x 3.50m max / 10'11" x 11'5" max)

A well-proportioned master bedroom with a front-facing window and a radiator.

#### Bedroom Two (3.55m x 2.60m / 11'7" x 8'6")

A comfortable bedroom with a window overlooking the rear garden and a radiator.

#### Bedroom Three (2.60m x 2.45m / 8'6" x 8'0")

A versatile third bedroom with a rear-facing window and a radiator.

#### Family Bathroom

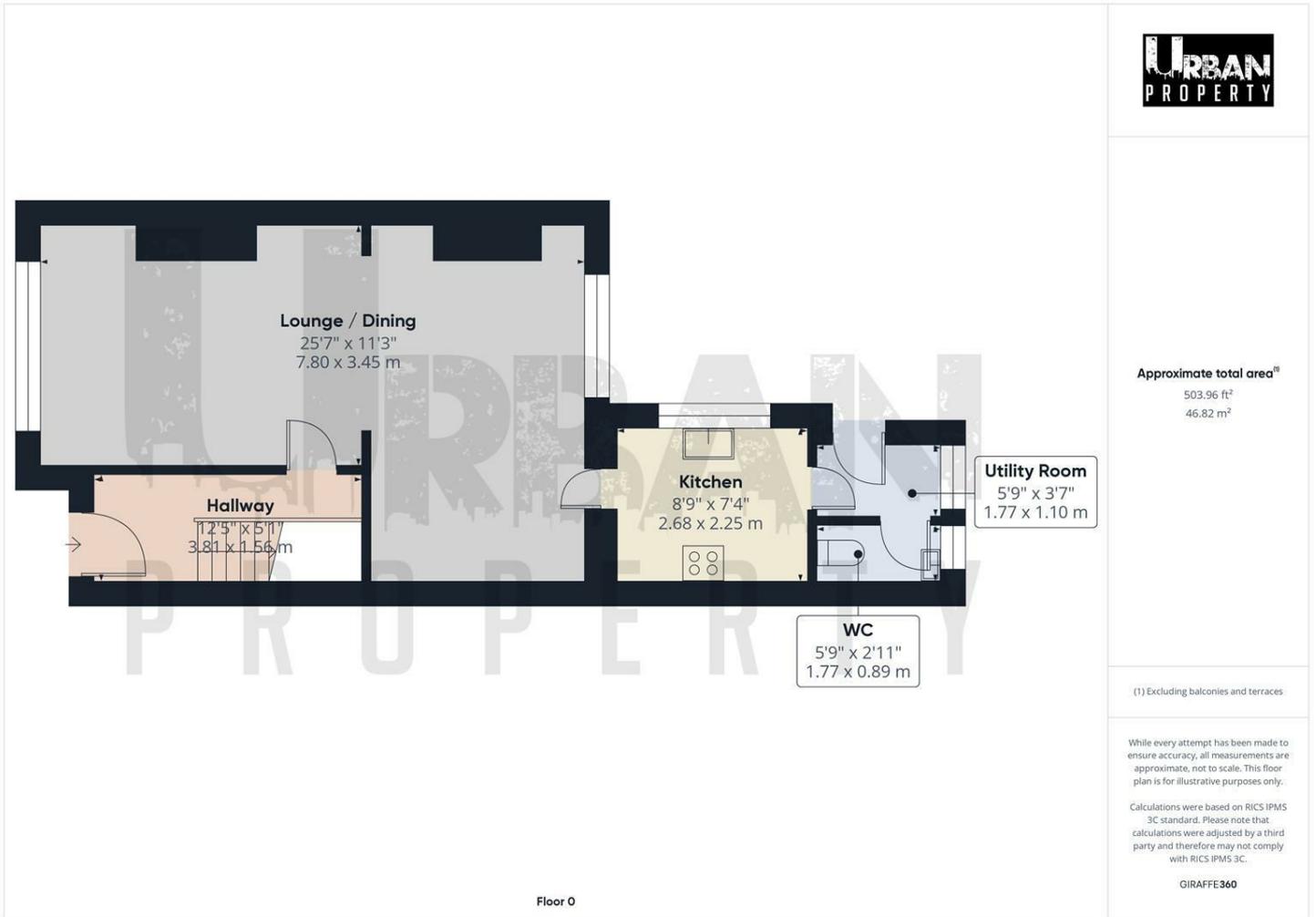
Beautifully presented with a modern white suite, including a panelled shower bath with an electric shower and screen. The vanity unit houses a wash hand basin with a waterfall tap and a dual-flush low-level WC. A tall chrome heated towel rail adds a stylish finishing touch.

#### Exterior

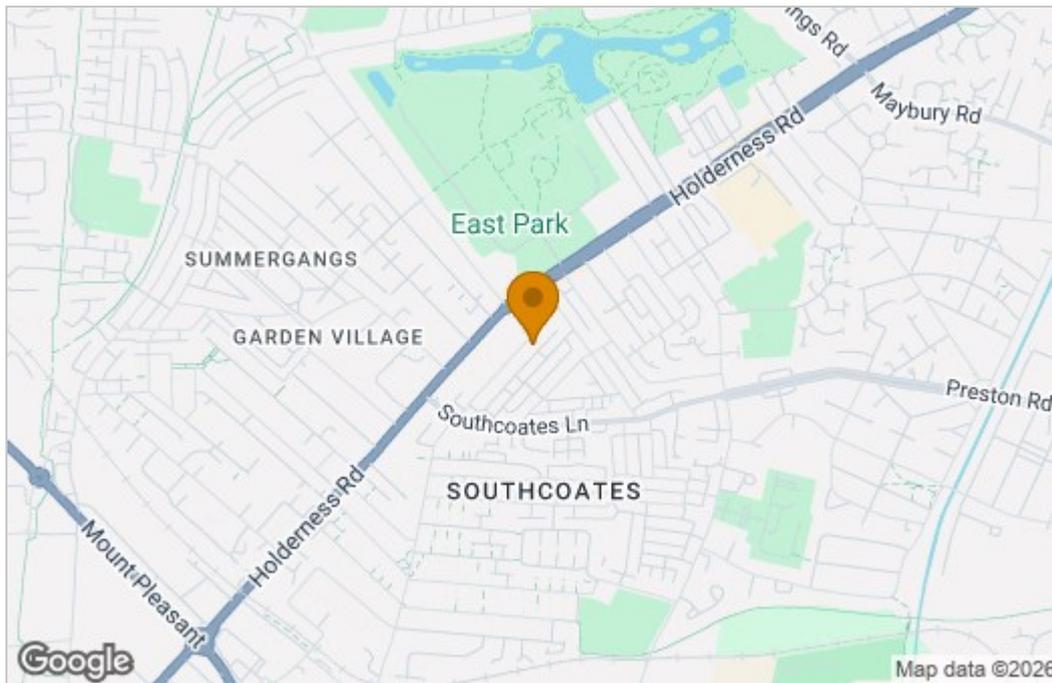
The front of the property features a charming walled forecourt with decorative paving and aggregates. The rear garden is enclosed and primarily laid to lawn, providing a lovely outdoor space.

Off-street parking is available to the rear of the property, accessed via a tenfoot.

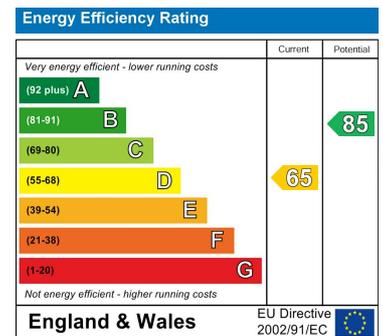
## Floor Plan



## Area Map



## Energy Efficiency Graph



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