

**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

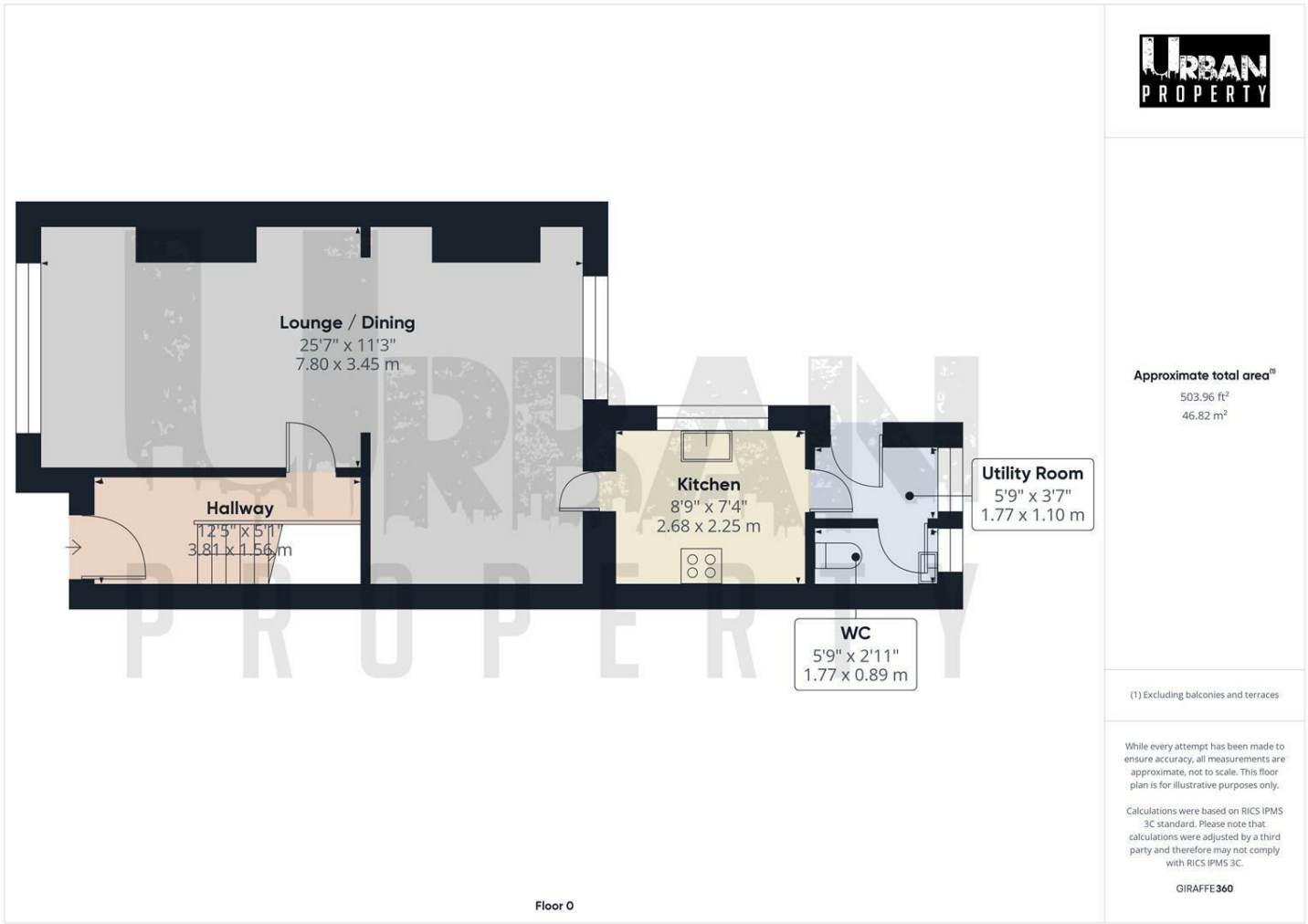
Beautifully presented with a modern white suite, including a panelled shower bath with an electric shower and screen. The vanity unit houses a wash hand basin with a waterfall tap and a dual-flush low-level WC. A tall chrome heated towel rail adds a stylish finishing touch.

#### Exterior

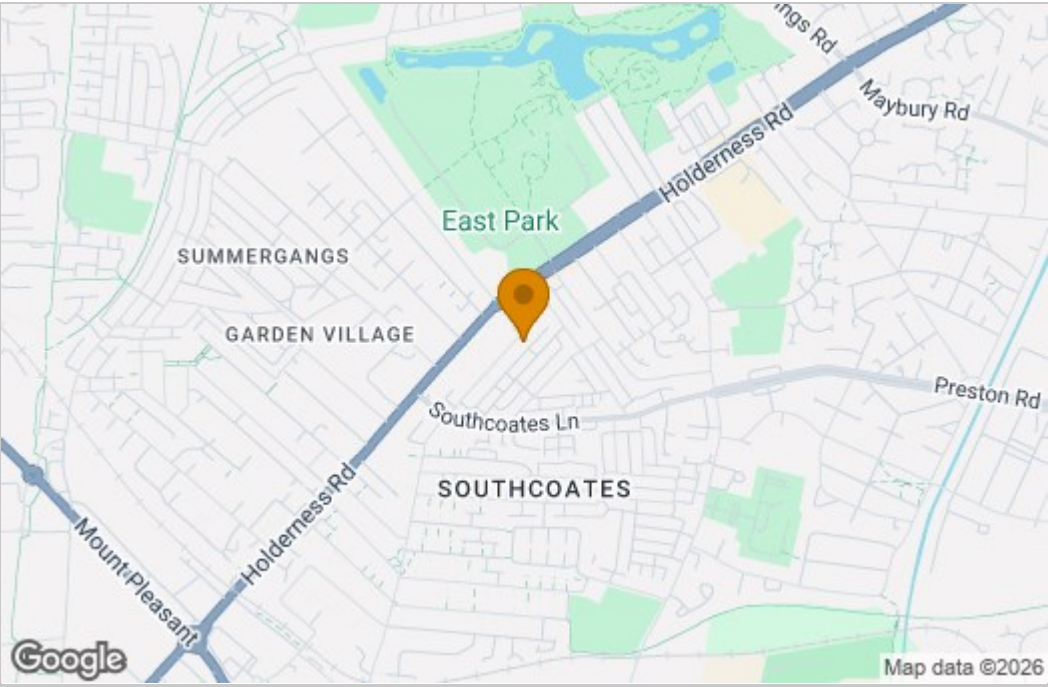
The front of the property features a charming walled forecourt with decorative paving and aggregates. The rear garden is enclosed and primarily laid to lawn, providing a lovely outdoor space.

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

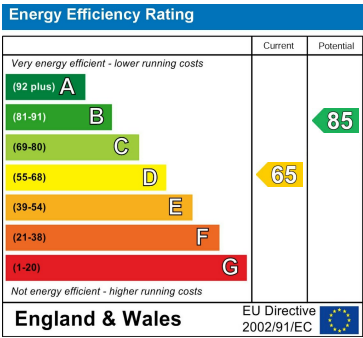
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.