# St. Hilda Street

Hull, HU3 1UT

- SOLD WITH NO ONWARD CHAIN
- Mid-Terraced Home
- Seperate Kitchen/Diner
- Close to Local Amenities
- Ideal for First Time Buyers & Investors
- Two Bedrooms
- Large Through Lounge
- Low Maintenance Rear Garden
- Great Transport Links
- Viewing Recommended

## Guide price £90,000 - £100,000

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A fantastic opportunity for first-time buyers and investors alike, this well-proportioned two-bedroom terraced property is offered for sale with no onward chain and is ideally located close to local shops and excellent transport links providing easy access into Hull city centre.

The ground floor offers a particularly generous through lounge, providing a versatile reception space, together with a separate kitchen/diner offering plenty of room for both cooking and dining.

To the first floor are two large bedrooms, along with a family bathroom.

Externally, the property benefits from a good-sized rear garden, laid predominantly with concrete for ease of maintenance. A useful side gate and alleyway provide access through to the front of the property.

The property has previously had Japanese Knotweed present, which has been professionally removed. A 10-year guarantee will be provided with the property and passed to the new owner on completion.

With its spacious accommodation, practical outdoor space, convenient location and no onward chain, this property would make an ideal purchase for an investor looking to add to their portfolio or a first-time buyer looking to take their first step onto the property ladder.

## Entrance Hall
Providing access into the property and leading through to the main living accommodation, with stairs leading to the first floor. With carpet flooring and a radiator.

## Lounge
11'10" x 14'0"
Generous lounge comprising a large bay window and a feature fireplace. The rooms enjoy a great sense of space and natural light, enhanced by high ceilings and decorative coving, creating a welcoming and comfortable living environment. With carpet flooring and a radiator.

## Lounge/Dining Area
11'11" x 12'4"
The adjoining reception room / dining area connects seamlessly to the lounge through a wide archway, maintaining the open feel. It offers ample space for furniture and benefits from the same classic features and natural light, ideal for family meals or entertaining guests. With carpet flooring and a radiator.

## Kitchen/Diner
8'0" x 21'7"
A spacious kitchen/diner runs the length of the rear extension, fitted with traditional-style cabinetry, wooden worktops and tiled splashbacks. Large windows provide plenty of natural light and a door leads directly to the rear garden, making it a practical and bright space for cooking and casual dining. With vinyl flooring and a radiator.

## Bedroom 1
16'4" x 11'9"
This generous bedroom features a front facing window bathing the room in natural light and includes a storage cupboard. Neutral walls and carpet flooring provide a blank canvas to personalise and furnish to your taste.

## Bedroom 2
10'1" x 12'8"
A well-proportioned bedroom with dual built-in wardrobe/storage space, offering excellent storage solutions. The rear facing window allows natural light to fill the room, and the neutral decor sets a tranquil tone ready for personal touches.

## Bathroom
8'2" x 11'3"
The large bathroom features a white suite including a bath with overhead shower, a pedestal wash hand basin and a toilet. A large frosted window ensures privacy while filling the space with natural light, complemented by neutral walls, vinyl flooring and a radiator.

## Rear Garden
A good-sized rear garden, predominantly laid with concrete, creating a low-maintenance outdoor space with plenty of room for seating and entertaining. A side gate and alleyway provide useful access through to the front of the property.

## 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?

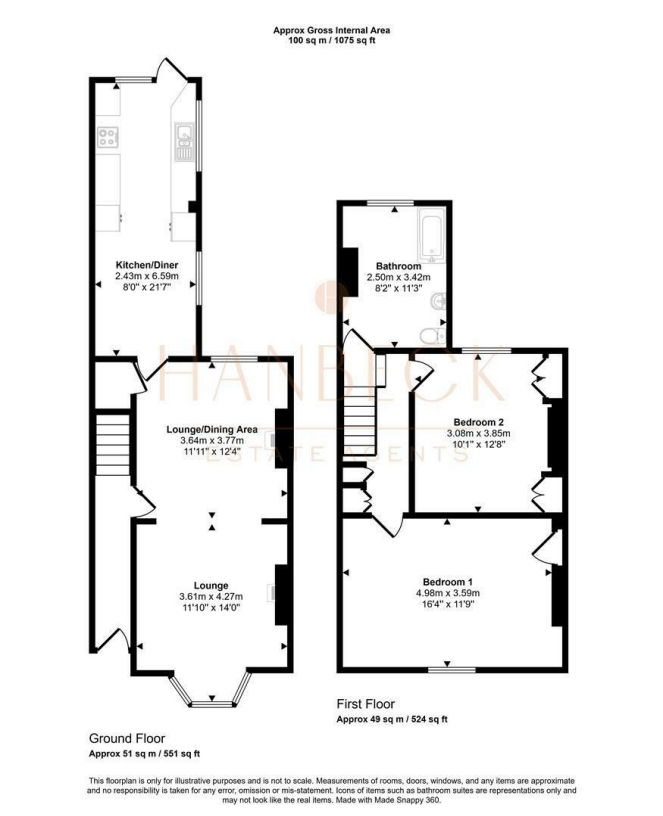
If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly in-person property valuations.
Please get in touch and we will arrange a no-obligation property appraisal.

## 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
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.

## 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.