Queensgate Street

Hull, HU3 2TT

- **NO CHAIN**
- Mid-Terraced Home
- Seperate Dining Area
- NEW Contemporary Bathroom
- Great Transport Links
- Three Bedrooms
- Large Through Lounge / Diner
- NEW Stylish Kitchen
- Close to Local Amenites
- Viewing Essential

Asking price £120,000

Situated on Queensgate Street, Hull, this spacious three-bedroom terraced property is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, families and investors alike.

Beautifully updated throughout, the property benefits from a brand new kitchen, modern new bathroom, and new carpets and flooring throughout, creating a fresh and move-in-ready home.

The ground floor briefly comprises a large through lounge, separate dining area and a stylish kitchen, providing excellent space for both relaxing and entertaining. To the first floor there are three great sized bedrooms and a modern family bathroom.

To the rear is a private enclosed yard offering a low-maintenance outdoor space.

Conveniently located close to local amenities, schools, and transport links, this is a fantastic opportunity to acquire a well-presented property in a popular residential area. Early viewing is highly recommended.

Entrance Hall
Welcoming entrance hall providing access into the main living accommodation and stairs to the first floor.

Lounge
Spacious and bright through lounge with ample room for furniture,. With carpet flooring and radiators.

Dining Area
With vinyl flooring and window providing natural light.

Kitchen
Brand new fitted kitchen offering a range of modern wall and base units with complementary work surfaces and space for appliances. Finished to a high standard and ready to move straight into. With vinyl flooring, windows and uPVC door leading to the rear yard.

Bedroom 1
Generous bedroom positioned to the front aspect with newly fitted carpets and plenty of natural light.

Bedroom 2
Further good-sized double bedroom overlooking the rear of the property with new carpet flooring throughout.

Bedroom 3
Well-proportioned third bedroom, ideal as a child's room, guest room or home office.

Bathroom
Brand new modern bathroom fitted with a contemporary suite comprising bath with overhead rainfall style shower, wash hand basin and WC, finished with stylish fittings. With vinyl flooring and a frosted window providing privacy and ventilation.

Rear Garden
To the rear of the property is an enclosed low-maintenance yard providing useful outdoor space.

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

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.

Viewings
Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

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 Laundring 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.

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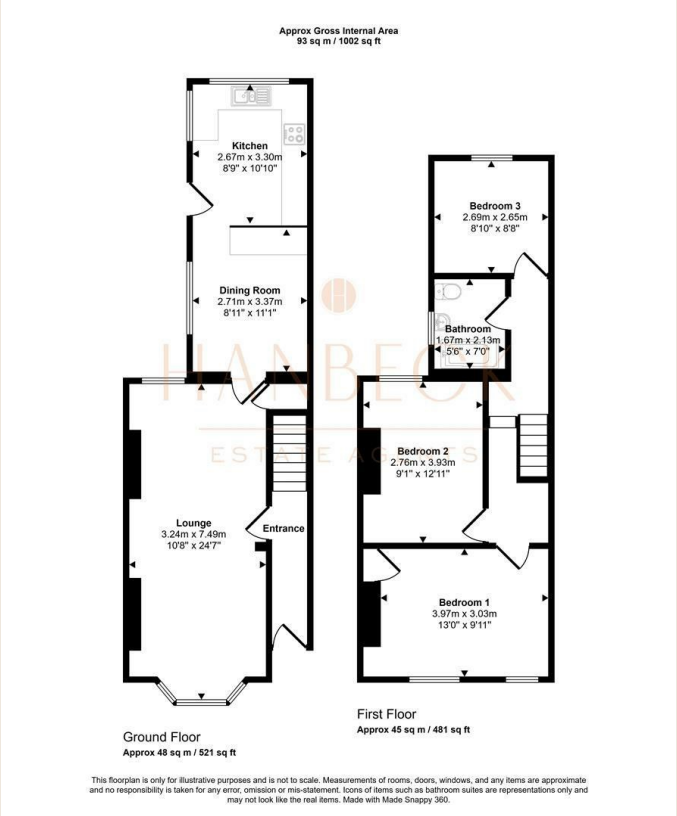
Council Tax Band **A**
EPC Rating **D**



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