



## 10 Welbeck Street

Hull

HU5 3SQ

Offers In The Region Of £99,950

We offer onto the market this 2 Bedroom middle house benefiting from gas central heating, uPVC double glazing and briefly comprises the following accommodation Open Porch, Entrance Hall, Lounge, Dining Room, Kitchen with fitted units, on the first floor there are 2 Bedrooms, Bathroom/WC and outside there is a forecourt and courtyard to the rear. The property is situated in the popular 'Dukeries' area and is an ideal opportunity for the investor or first time buyer.



## Property Features

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- Middle Terraced House
- Gas Central Heating
- 2 Bedrooms
- uPVC Double Glazing
- First Floor Bathroom
- Popular Dukeries Area
- 2 Reception Rooms
- Ideal First Time Buyer/Investor

## Full Description

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### LOCATION

The property is situated in this very popular area which runs between Princes Avenue and Chanterlands Avenue and is therefore ideal for an excellent range of local facilities including shops, bars, bistros, restaurants, public transport and convenient travelling distance for Hull City centre.

### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

#### OPEN PORCH

#### ENTRANCE HALL

With a half uPVC double glazed entry door, dado rail, picture railing, cornice to the ceiling and staircase leading to the first floor.

#### LOUNGE

13' 3" x 11' 6" (4.04m x 3.51m)

Measured into bay and recess. With a uPVC double glazed bay window which overlooks the front, cornice to the ceiling, picture railing, fire surround and inset, TV point, laminate flooring and single central heating radiator.

#### DINING ROOM

11' 9" x 11' 4" (3.58m x 3.45m)

With open fire, single central heating radiator, built-in cupboard and drawers, uPVC double glazed window which overlooks the rear, under-stairs storage cupboard and recess, laminate flooring and picture railing.

#### KITCHEN

9' 6" x 9' 3" (2.9m x 2.82m)

With single sink with drainer and mixer tap, fitted base and wall-mounted units, worktop surface areas with tiled surrounds, uPVC double glazed windows which overlook the side and rear, tiled flooring, plumbing for automatic washing machine, single central heating radiator, built-in oven and hob, extractor and door uPVC double glazed door which leads to the rear courtyard.

#### FIRST FLOOR

#### LANDING

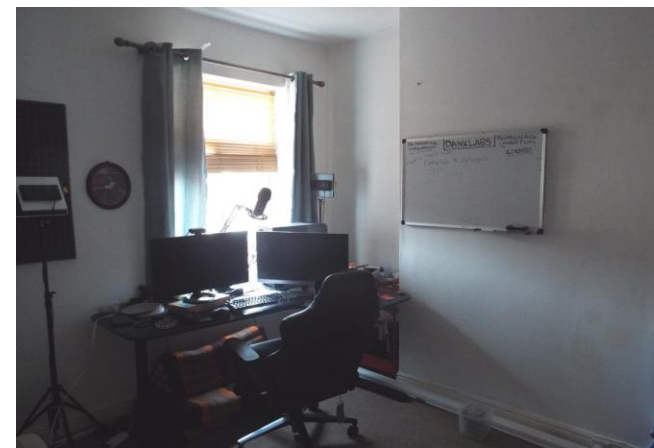
With access to the roof void area.

#### BEDROOM 1

15' 3" x 10' 11" (4.65m x 3.33m)

With two uPVC double glazed windows which overlook the front, built-in cupboard and single central heating radiator.

#### BEDROOM 2



## Full Description

11' 3" x 9' 10" (3.43m x 3m)

Measured into recess. With uPVC double glazed window which overlooks the rear and single central heating radiator.

### BATHROOM

9' 5" x 10' 4" (2.87m x 3.15m)

With panelled bath and shower over, pedestal wash hand basin with mixer tap, low level WC, cupboard housing boiler serving central heating and hot water, single central heating radiator and uPVC obscured window which overlooks the rear.

### OUTSIDE

To the front of the property there is a forecourt with brick walling and to the rear there is a courtyard garden with brick store and brick walling on perimeters.

### TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

### VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order. Whilst we endeavour to make our sales details accurate and reliable,

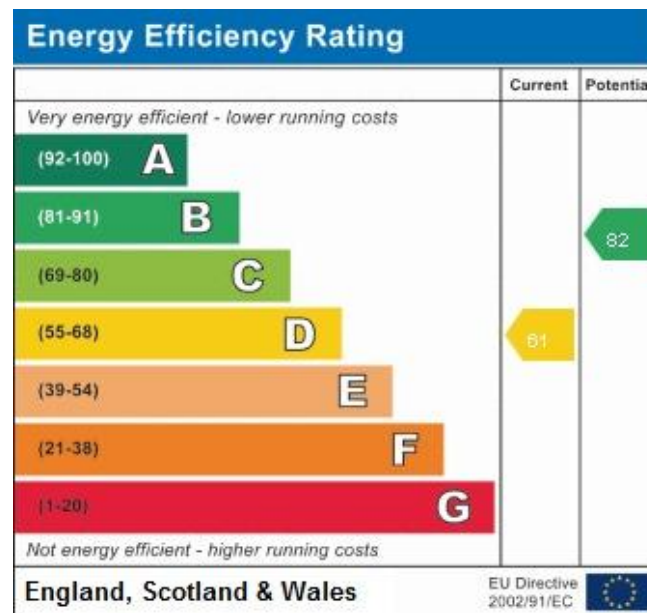
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Monday to Friday 9am to 5pm

Saturday 10am to 1pm.





All measurements are approximate and for display purposes only

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