

8 Belmont Street  
Newbridge Road  
Hull  
HU9 2RL



# 8 Belmont Street

£40,000

Welcome to Belmont Street in the charming area of Newbridge Road! This delightful detached house offers great potential with its two bedrooms, perfect for a small family or those looking for extra space. Although in need of refurbishment, this property provides a blank canvas for you to create your dream home.

As you step inside, you'll find a ground floor bathroom for convenience and a layout that includes one double bedroom and one single bedroom, ideal for various living arrangements. The spacious back yard is a hidden gem, offering outdoor space to relax, entertain, or even cultivate a beautiful garden.

Located in a desirable neighbourhood, this property presents an exciting opportunity to transform it into a cosy haven. With your personal touch and a vision for what could be, this house could become the perfect place to call home. Don't miss out on the chance to make this property your own and create a space that reflects your style and personality.

## Local Authority

Hull City Council

Council Tax Band A

EPC Rating C




## Contact

01482 319200

info@pandapropertyltd.com

www.pandapropertyltd.com

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	<b>66</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	