



110 Park Avenue

Hull

HU5 3ET

Guide Price £250,000

We offer onto the market this period property which was converted into two self-contained flats many years ago. Now requiring repair and a full modernisation programme the property offers huge potential following refurbishment to continue as two separate units or would be an ideal large family home. Briefly the accommodation, at present, provides the following: Enclosed Porch to main Entrance Hall, the ground floor provides 2 Reception Rooms, Bedroom, Kitchen, Bathroom/WC and the first floor accommodation includes large Landing, front Sitting Room, 2 Bedrooms and further Reception Room, Kitchen, Bathroom and separate WC. Outside there is a forecourt garden and to the rear a most delightful large garden together with rear vehicular access to Garage (which requires some work including new roof and doors) but provides hard standing for potential parking or replacement Garage. Situated in this very desirable Avenues district close to all local amenities. NO CHAIN INVOLVED!

Property Features

- Large Period Property
- At Present Into 2 Self-Contained Flats
- Could Be Altered To Provide Family Home
- Huge Potential
- Most Delightful Large Rear Garden
- Rear Vehicular Access
- In Need Of Repair And Full Modernisation
- Very Popular Location

Full Description

LOCATION

The property is situated in the very popular Avenues district close to all local facilities including shops, bars, bistros and restaurants down Princes Avenue, Newland Avenue and Chanterlands Avenue as well as schools, public transport and convenient travelling distance for Hull City centre and Hull University.

THE ACCOMMODATION COMPRISSES

GROUND FLOOR

ENCLOSED PORCH

Via entry doors to :-

ENTRANCE HALLWAY

With half-leaded door, side and overhead windows with original features.

CLOAKROOM (OFF)

With WC and wash basin.

GROUND FLOOR APARTMENT

FRONT SITTING ROOM

15' 6" x 16' 3" (4.72m x 4.95m)

Measured into bay and recess. With original fireplace, cornice to the ceiling, gas fire and bay window which overlooks the front.



PRIVATE ENTRANCE LOBBY

With door leading to the side, built-in cupboard and leads to :-

BEDROOM

15' 7" x 13' 3" (4.75m x 4.04m)

With picture rail, cornice to the ceiling and door leading to the rear garden.

SECOND RECEPTION ROOM

14' 8" x 12' 0" (4.47m x 3.66m)

With bay window which overlooks the side.



LOBBY AREA

Leads to :-

KITCHEN

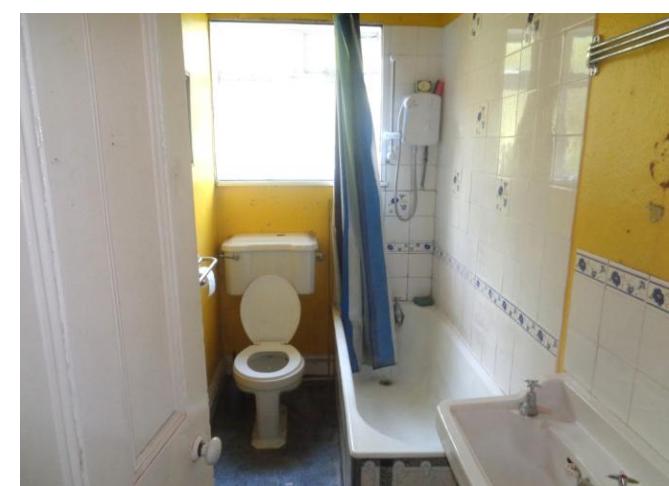
13' 8" x 9' 0" (4.17m x 2.74m)

With a deep white sink and window to the side.

BATHROOM

8' 6" x 4' 5" (2.59m x 1.35m)

With a bath, basin, WC and window which overlooks the side.



OUTHOUSE

Adjoined to the kitchen. With window and door leading to the rear garden.

PRIVATE ENCLOSED STAIRCASE FROM MAIN RECEPTION

Leads to :-

Full Description

FIRST FLOOR FLAT

LARGE LANDING AREA

FRONT SITTING ROOM

15' 11" x 17' 5" (4.85m x 5.31m)

With bay window overlooking the front and gas fire.

BEDROOM 1

16' 3" x 13' 6" (4.95m x 4.11m)

With original fireplace, window to the rear and built-in wardrobe.

BEDROOM 2/SECOND RECEPTION ROOM

13' 10" x 13' 2" (4.22m x 4.01m)

With glazed doors overlooking the rear garden and window overlooking the side.

BEDROOM 3

6' 11" x 9' 4" (2.11m x 2.84m)

With window to the front.

KITCHEN

8' 8" x 10' 1" (2.64m x 3.07m)

With sink and window overlooking the side.

BATHROOM

7' 0" x 8' 7" (2.13m x 2.62m)

With bath, wash basin and window overlooking the side.

SEPARATE WC

With WC and window overlooking the side.

OUTSIDE

To the front of the property there is a forecourt garden with walling on perimeters and path and to the rear of the property there is a delightful large rear garden with hedging on perimeters, the garden is mainly to lawn and there is a side gate which leads to the front which is shared with the adjoining property. Also to the rear there is vehicular access which leads to a Garage which requires some work including new roof and doors.

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.



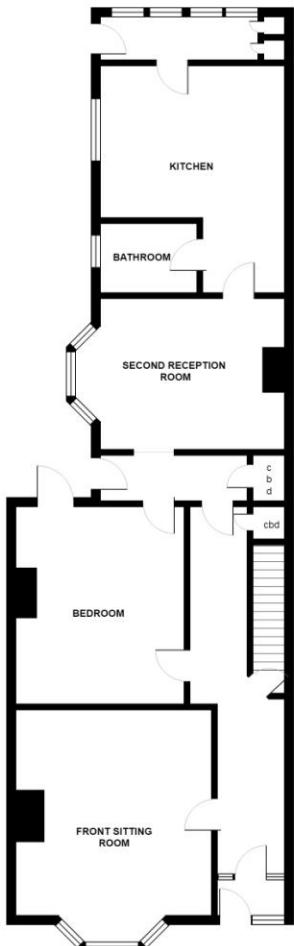
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Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

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Monday to Friday 9am to 5pm
Saturday 10am to 1pm.



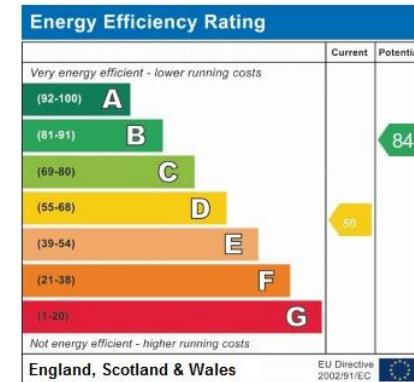


All measurements are approximate and for display purposes only

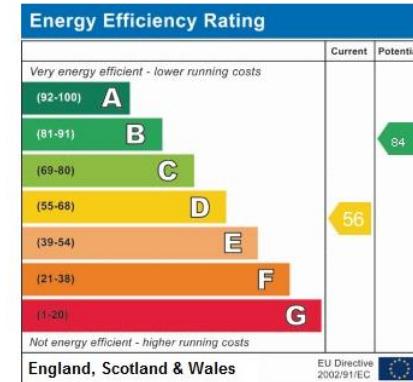
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Ground Floor Flat



First Floor Flat