



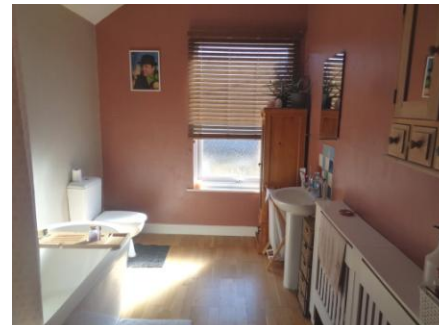
201 Blenheim Street

Hull

HU5 3PL

£99,950

NO CHAIN INVOLVED. We offer onto the market this popular-style 2 Bedroom middle house which is situated in the popular "Dukeries" area. This well-presented property benefits from gas central heating, majority uPVC double glazing and briefly comprises the following accommodation:- Open Porch, Entrance Hall, Lounge, 2nd Reception Room, fitted Kitchen and on the first floor, 2 Bedrooms and Bathroom/WC. Outside there is a forecourt and pleasant rear courtyard. This is a great opportunity for the first time buyer or investor - viewing is highly recommended.



Property Features

- Middle House
- 2 Reception Rooms
- 2 Bedrooms
- First Floor Bathroom
- Gas Central Heating
- Ideal First Time Buy or Investment
- Majority uPVC Double Glazing
- No Chain Involved

Full Description

LOCATION

The property is situated in this popular residential area which runs between Princes Avenue and Chanterlands Avenue therefore is ideal for excellent local amenities including schools, shops, public transport, bars, bistros, restaurants and Hull University. Also convenient travelling distance for Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

OPEN PORCH

ENTRANCE HALL

With a half uPVC double glazed entry door and overhead window, staircase leading to the first floor, single central heating radiator.

LOUNGE

13' 9" x 10' 6" (4.19m x 3.2m)

Measured into bay and recess. With sealed unit double glazed bay window which overlooks the front, fire surround with tiled inset and hearth, cornice to the ceiling and rose, TV point and wooden flooring.

SECOND RECEPTION ROOM

11' 7" x 10' 6" (3.53m x 3.2m)

With uPVC double glazed window which overlooks the rear, chimney breast, understairs storage cupboard, single central heating radiator, laminate flooring.

FITTED KITCHEN

11' 11" x 7' 6" (3.63m x 2.29m)

With a one and a half bowl sink, fitted base and wall-mounted units with worktop surface areas, extractor, uPVC double glazed windows which overlook the side and rear, plumbing for automatic washing machine, half uPVC double glazed entry door which leads to the rear courtyard.

FIRST FLOOR

LANDING

With access to the roof void area.

BEDROOM 1

13' 9" x 11' 0" (4.19m x 3.35m)

Measured into recess. With built-in cupboard, uPVC double glazed which overlooks the front, single central heating radiator, dado rail.

BEDROOM 2

11' 9" x 8' 6" (3.58m x 2.59m)

Measured into recess. With uPVC double glazed window which



Full Description

overlooks the rear, single central heating radiator.

BATHROOM/WC

12' 0" x 7' 5" (3.66m x 2.26m)

With a shaped bath having mixer tap and shower attached, pedestal wash hand basin, low level WC, uPVC obscured double glazed window which overlooks the rear, laminate flooring, fitted cupboard housing boiler serving central heating and hot water, radiator with feature cover.

OUTSIDE

To the front of the property is a forecourt with holly bush hedge to the perimeter. To the rear of the property there is a pleasant courtyard with original air raid shelter, block-paved area, brick-walling on the perimeters, external tap connected, gate to pedestrian access, tree and bushes.

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.

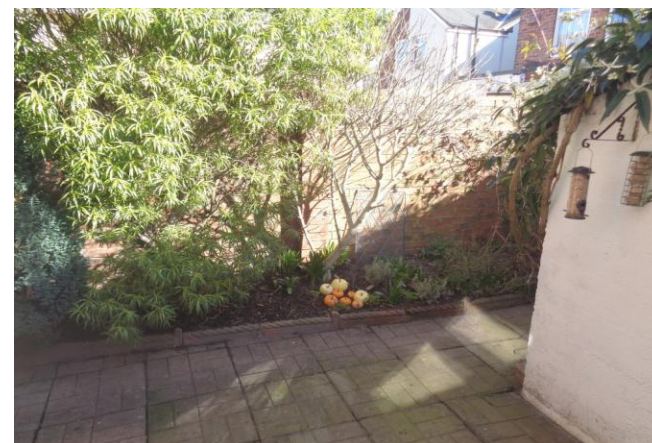
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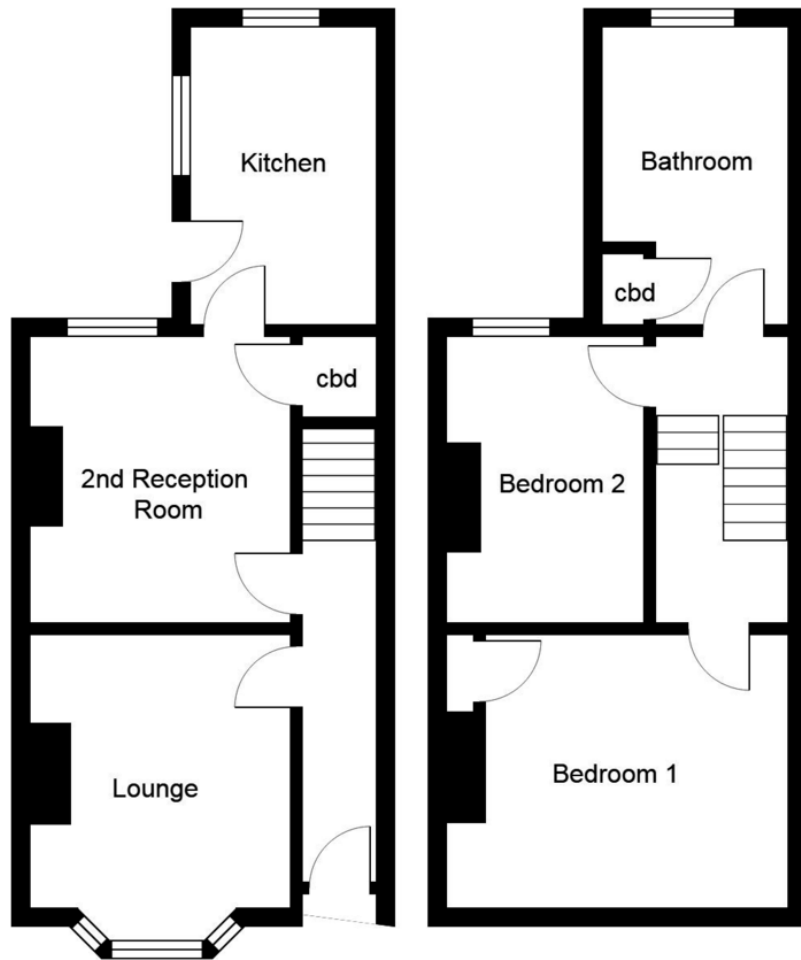
Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

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Monday to Friday 9am to 5pm

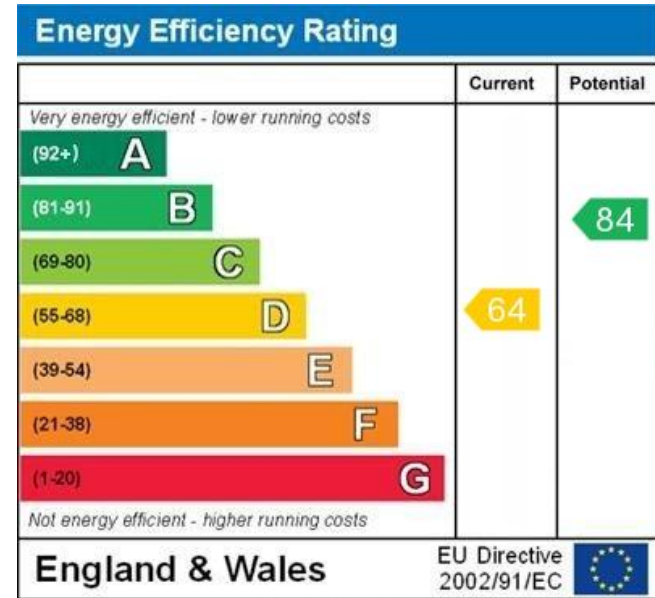
Saturday 10am to 1pm.





DRAFT FLOOR PLAN - AWAITING VENDORS' APPROVAL

All measurements are approximate and for display purposes only



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