



72 Sharp Street

Hull

HU5 2AB

Guide Price £95,000

NO CHAIN INVOLVED! An ideal opportunity for the first time buyer, family or investor to purchase this 3 Bedroom middle terraced house benefiting from gas central heating, uPVC double glazing and briefly comprises the following accommodation:- Entrance Hall, 2 Reception Rooms, Kitchen with fitted units, Shower Room/WC and on the first floor, 3 Bedrooms. Outside there is a good-size rear garden. Situated in this very popular and convenient location just a short distance to many amenities.



Property Features

- Middle Terraced House
- 3 Bedrooms
- 2 Reception Rooms
- Gas Central Heating
- uPVC Double Glazing
- Good-Size Rear Garden
- Popular Location
- No Chain Involved

Full Description

THESE DETAILS ARE DRAFT DETAILS ONLY AND ARE AWAITING APPROVAL BY THE VENDOR

LOCATION

The property is situated just off Newland Avenue and therefore enjoys the benefit of an excellent choice of shops, bars, bistros and restaurants nearby. Also convenient for Hull University and travelling distance for Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With a half uPVC double glazed entry door, laminate flooring, single central heating radiator, cornice to the ceiling.

LOUNGE

11' 7" x 11' 0" (3.53m x 3.35m)

With uPVC double glazed window which overlooks the front, single central heating radiator, cornice to the ceiling.

DINING ROOM

13' 6" x 11' 4" (4.11m x 3.45m)

Measured into understairs recess. With built-in cupboard, fire surround, staircase leading to the first floor, uPVC double glazed window which overlooks the rear, radiator.

KITCHEN

9' 11" x 8' 1" (3.02m x 2.46m)

With a stainless steel sink and drainer with mixer tap, fitted base and wall-mounted units with worktop surface areas, part-tiled walls, plumbing for automatic washing machine, uPVC double glazed window which overlooks the side, half obscured uPVC double glazed door which leads to the rear.

SHOWER ROOM

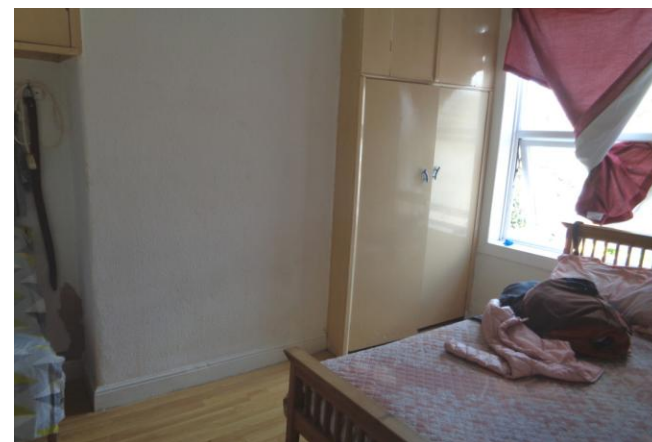
8' 3" x 3' 5" (2.51m x 1.04m)

With shower cubicle, pedestal wash hand basin, low level WC, uPVC double glazed window which overlooks the rear, tiled walls, extractor, tiled flooring.

FIRST FLOOR

LANDING

With access to the roof void area.



Full Description

INNER HALLWAY

BEDROOM 1

14' 7" x 11' 1" (4.44m x 3.38m)

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

BEDROOM 2

11' 3" x 9' 0" (3.43m x 2.74m)

With uPVC double glazed window which overlooks the rear, single central heating radiator, fitted wardrobes.

BEDROOM 3

10' 2" x 7' 11" (3.1m x 2.41m)

With uPVC double glazed window which overlooks the rear, single central heating radiator, laminate flooring.

OUTSIDE

To the rear of the property there is a good-size garden with fencing on the perimeters, path and gate leading to pedestrian access.

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, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if travelling some distance to view the property.

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.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT

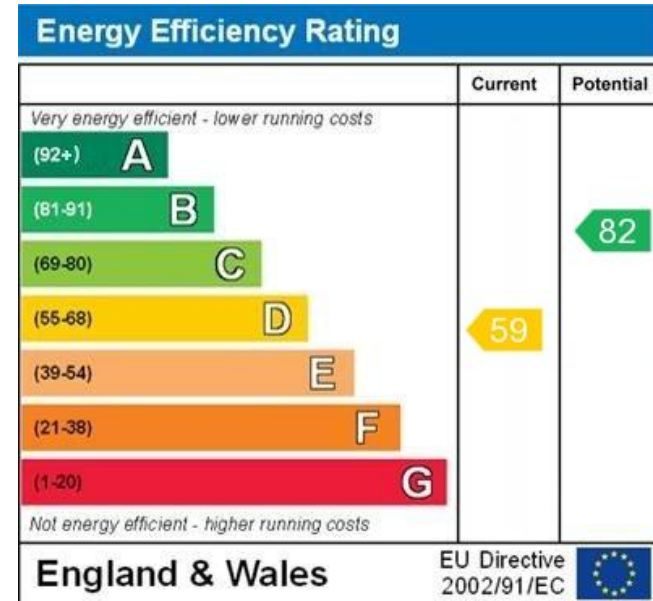
Monday to Friday 9am to 5pm
Saturday 10am to 1pm.





DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only



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