



225 Chanterlands Avenue

Hull

HU5 3TP

£144,950

NO CHAIN INVOLVED! Only an internal inspection could fully appreciate this deceptive 3 Bedroom end house, which is arranged on three levels and includes a 3rd Bedroom loft conversion with Building Regulation Approval. This great family home, which benefits from gas central heating and uPVC double glazing, briefly comprises of the following accommodation: Enclosed Porch, Entrance Hall, 2 Reception Rooms, good-size fitted Kitchen including some integrated appliances, Lobby and Cloakroom/Utility/WC, on the first floor 2 Bedrooms, spacious Bathroom including corner bath and separate shower cubicle and on the second floor, loft Bedroom. Outside there is a very pleasant and enclosed garden together with detached Garage. Situated in this very convenient location, viewing is highly recommended.



Property Features

- Spacious End House
- 3 Bedrooms (Including Loft Conversion)
- 2 Reception Rooms
- 2 Toilets (1 Ground Floor and 1 First Floor)
- Gas Central Heating/uPVC Double Glazing
- Enclosed Rear Garden
- Detached Garage
- No Chain Involved

Full Description

LOCATION

The property is situated in this very convenient area bordering "The Avenues". Chanterlands Avenue itself boasts excellent amenities including shops, bars, restaurants, public transport and schools and also convenient for Newland Avenue, Hull University and travelling distance to Hull city centre itself.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENCLOSED PORCH

With uPVC double glazed entry door and further entry door leads to:-

ENTRANCE HALL

With staircase leading to the first floor, single central heating radiator, dado rail, door with motif window over.

FRONT SITTING ROOM

12' 8" x 12' 1" (3.86m x 3.68m)

Measured into bay. With uPVC double glazed bay window which overlooks the front, feature brick fireplace with wooden surround and mantle, single central heating radiator, cornice to the ceiling.

2ND RECEPTION ROOM

11' 10" x 11' 0" (3.61m x 3.35m)

Measurement excludes door and bay. With a feature brick chimney breast, raised hearth and a solid-fuel fire, uPVC double glazed French doors which lead to the rear garden, double central heating radiator, understairs storage cupboard.

GOOD-SIZE FITTED DINING KITCHEN

16' 3" x 9' 6" (4.95m x 2.9m)

With a one and a half bowl ceramic sink and drainer with mixer tap, good range of fitted base and wall-mounted units with worktop surface areas and tiled surrounds, built-in double-oven and microwave, five ring gas hob, extractor/cooker hood, two uPVC double glazed windows which overlook the side, skylight window, boiler serving central heating and hot water in cupboard, double central heating radiator, tiled flooring.

LOBBY

With tiled floor, panel glazed door which leads to the rear garden.

UTILITY ROOM/WC (OFF)

5' 10" x 5' 3" (1.78m x 1.6m)

With a stainless steel sink and drainer with mixer tap, plumbing for automatic washing machine, two uPVC double glazed windows (one obscured) which overlook the side, tiled flooring, single central heating radiator, low level WC.

FIRST FLOOR

LANDING

With dado rail and stairs leading to the second floor.

BEDROOM 1

13' 5" x 10' 2" (4.09m x 3.1m)



Full Description

Measurement excludes recess area. With two uPVC double glazed windows which overlook the front, single central heating radiator, cornice to the ceiling.

BEDROOM 2

11' 1" x 9' 3" (3.38m x 2.82m)

With uPVC double glazed window which overlooks the rear, built-in cupboard and single central heating radiator.

BATHROOM

10' 6" x 9' 6" (3.2m x 2.9m)

With a corner bath, corner shower cubicle, pedestal wash hand basin, low level WC, uPVC double glazed window which overlooks the rear, extractor and single central heating radiator.

SECOND FLOOR

SMALL LANDING AREA

Two skylight windows, downlighters.

BEDROOM 3

10' 7" x 10' 4" (3.23m x 3.15m)

Measurement excludes recess areas. This room has the benefit of Building Regulation Approval. With two skylight windows, downlighters, double central heating radiator, access to storage eaves areas.

OUTSIDE

There is a small gravelled forecourt area with wrought-iron fencing and gate. The rear enjoys an enclosed garden which is low-maintenance with paved and gravelled areas with flowerbeds, fencing and brick-walling on the perimeters, together with a Detached Garage of brick construction with pitched roof, side entry door and main entry roller door. Side gate to garden. In addition to the front of the garage there is an extra car space for an average-sized car.

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 VENDORS' APPROVAL

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



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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