

122 Murrayfield Road

Hull

HU5 4DU

£199,950

We are delighted to offer onto the market this modern, 4 Bedroom link semi detached house offering well-presented accommodation and offered with NO CHAIN INVOLVED. The property benefits from gas central heating, uPVC double glazing and briefly comprises the following accommodation:- Entrance Hall, Cloakroom/WC, good-size Through Lounge, fitted Kitchen with built-in oven and hob and on the first floor there are 4 Bedrooms (one of which has been built over the garage), Shower Room. Outside the property enjoys low-maintenance gardens together with side drive providing vehicular parking and leading on to an Integral Garage. Situated in this very popular residential area and within a cul-de-sac setting - viewing is highly recommended.



Property Features

- Link Semi Detached House
- 4 Bedrooms
- Gas Central Heating/uPVC Double Glazing
- Low-Maintenance Gardens
- Side Drive + Integral Garage
- No Chain Involved
- Very Popular Location
- Viewing Recommended

Full Description

LOCATION

The property is situated off Chanterlands Avenue and is therefore well-placed for an excellent range of facilities including shops, public transport, bars, bistros, restaurants down Chanterlands Avenue itself and Newland Avenue as well as local school. Convenient travelling distance for Hull city centre and also ideal for Hull University.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With an entry door with motif window and side motif window, single central heating radiator, double central heating radiator, laminate flooring, built-in cupboard, staircase leading to the first floor with wrought-iron ballustrade and understairs cupboard.

CLOAKROOM/WC

With uPVC double glazed window which overlooks the side, vanity wash hand basin with mixer tap, low level WC, single central heating radiator.

THROUGH LOUNGE

22' 9" x 11' 4" (6.93m x 3.45m)

Narrowing to 8'5". With a uPVC double glazed window which overlooks the front, laminate flooring, double glazed patio doors leading to the rear garden, double central heating radiator.

FITTED KITCHEN

9' 10" x 8' 5" (3m x 2.57m)

With a stainless steel one and a half bowl sink and drainer with mixer tap, fitted base and wall-mounted units with worktop surface areas and tiled surrounds, integrated appliances include built-in under-oven, four ring electric hob, extractor/cooker hood, double central heating radiator, pull-out racking cupboard, uPVC double glazed window which overlooks the rear, downlighters, part uPVC double glazed door which leads to the side, plumbing for automatic washing machine.

FIRST FLOOR

LANDING

With built-in cupboard housing boiler serving central heating and hot water.

BEDROOM 1

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

With uPVC double glazed window which overlooks the front, access to the loft space, single central heating radiator.

BEDROOM 2



Full Description

12' 10" x 9' 9" (3.91m x 2.97m)

Measured into door-well. With built-in wardrobe and single central heating radiator.

BEDROOM 3 (EXTENSION)

16' 10" x 8' 2" (5.13m x 2.49m)

With uPVC double glazed windows which overlook the front and rear, TV point, two single central heating radiators.

BEDROOM 4

8' 8" x 8' 2" (2.64m x 2.49m)

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

SHOWER ROOM

6' 11" x 5' 0" (2.11m x 1.52m)

With walk-in shower, vanity wash hand basin with mixer tap, low level WC, walls are fully-tiled, extractor, downlighters, heated chrome towel rail/radiators, uPVC obscured double glazed window which overlooks the rear.

OUTSIDE

To the front of the property there is a gravelled area and a side drive provides vehicular parking which leads on a good-size Integral Garage with entry door and personal rear door leading to the rear garden and power and lighting connected. To the rear there is a low-maintenance garden with fencing on the perimeters, storage shed and external tap connected.

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.

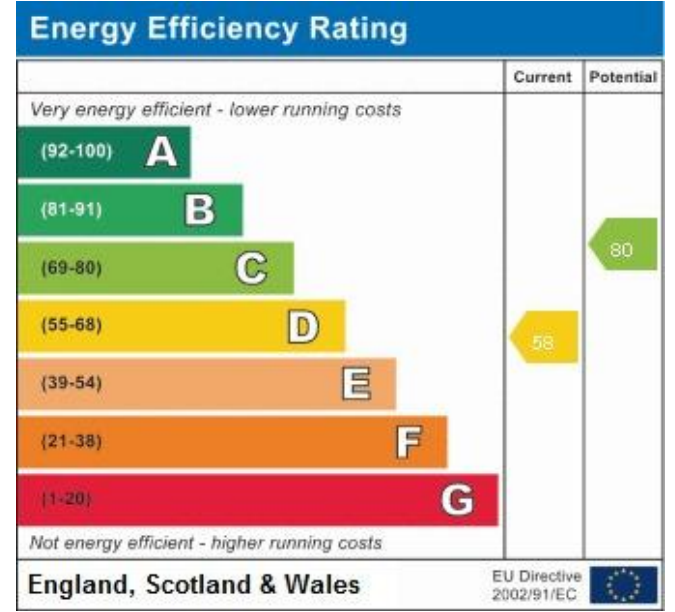
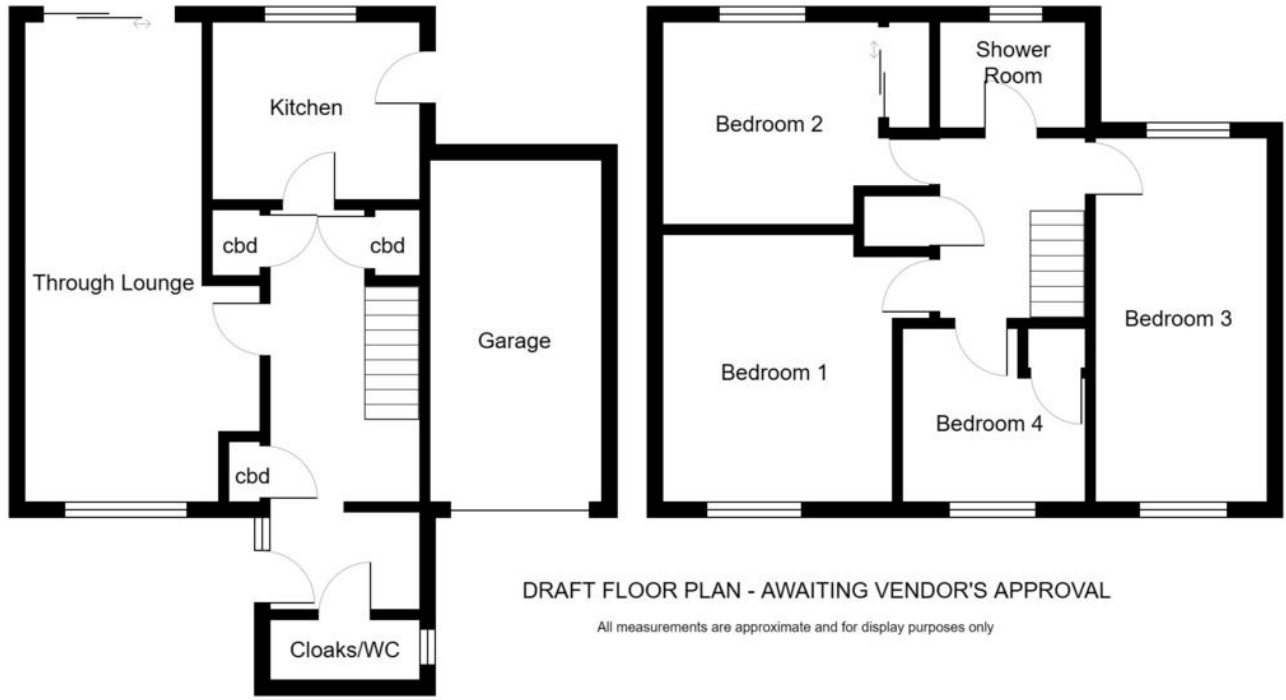
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Monday to Friday 9am to 5pm

Saturday 10am to 1pm.







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