



32 Alexandra Street

Hull

HU3 1DX

Offers In Region Of £112,000

We offer onto the market this delightful and well-presented 3 Bedroom middle house benefiting from gas central heating and uPVC double glazing. The property briefly includes the following accommodation:- Entrance Lobby, Lounge with Wet Room/WC (off), fitted Breakfast Kitchen with integrated oven and hob, Rear Lobby Area leading to first floor with 3 Bedrooms and Bathroom/WC. Outside there is a forecourt garden and decent-size rear garden. Situated in this very convenient area just a short walking distance to Hull city centre itself and St Stephens shopping centre. Viewing is recommended.



Property Features

- Middle House
- Nice Size Garden
- 3 Bedrooms
- Great Family Accommodation
- 1 Bathroom + 1 Wet Room
- Very Convenient for Hull City Centre
- Gas Central Heating/uPVC Double Glazing
- Viewing Recommended

Full Description

LOCATION

The property is located in this very convenient area, just a short walking distance to Hull city centre including St Stephen's shopping centre. Also ideal for local schools and public transport.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE LOBBY

With uPVC double glazed entry door and uPVC double glazed windows, tiled flooring.

LOUNGE

14' 11" x 14' 5" (4.55m x 4.39m)

Measurement narrows to 8'1. With uPVC double glazed patio doors leading to the rear garden, cornice to the ceiling, fire surround, dado

rail, double central heating radiator, wooden flooring.

WET ROOM (OFF)

5' 10" x 4' 3" (1.78m x 1.3m)

With shower, uPVC obscured double glazed window, pedestal wash hand basin with mixer tap, low level WC, extractor, downlighters and heated chrome towel rail.

FITTED BREAKFAST KITCHEN

14' 10" x 11' 9" (4.52m x 3.58m)

With a single sink and drainer with mixer tap, fitted base and wall-mounted units with worktop surface areas, built-in under-oven, four ring gas hob, uPVC double glazed windows which overlook the front and rear, tiled flooring, plumbing for automatic washing machine, cornice to ceiling, double central heating radiator.

SMALL REAR LOBBY AREA

With staircase leading to the first floor.

FIRST FLOOR

LANDING

BEDROOM 1

14' 11" x 8' 9" (4.55m x 2.67m)

With fitted cupboards and shelving over, laminate flooring, single central heating radiator, uPVC double glazed window.

BEDROOM 2

11' 8" x 8' 1" (3.56m x 2.46m)

With wall-mounted boiler serving central heating and hot water, single central heating radiator, uPVC double glazed window, built-in wardrobe, wooden flooring.



Full Description

BEDROOM 3

11' 9" x 5' 5" (3.58m x 1.65m)

With uPVC double glazed window, laminate flooring, single central heating radiator, cornice to the ceiling.

BATHROOM

7' 8" x 5' 10" (2.34m x 1.78m)

With panelled bath with shower over and screen, pedestal wash hand basin, high level WC, uPVC obscured double glazed window, cornice to the ceiling.

OUTSIDE

To the front of the property there is a forecourt garden area with boundary fencing. To the rear there is a decent-size garden which is mainly laid to lawn with patio, fencing on the perimeters and timber gate. Also useful storage shed.

TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors). Please be aware that the property is currently tenanted and if a purchaser would like vacant possession, we would need to provide two months' notice to vacate to the tenant.

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.

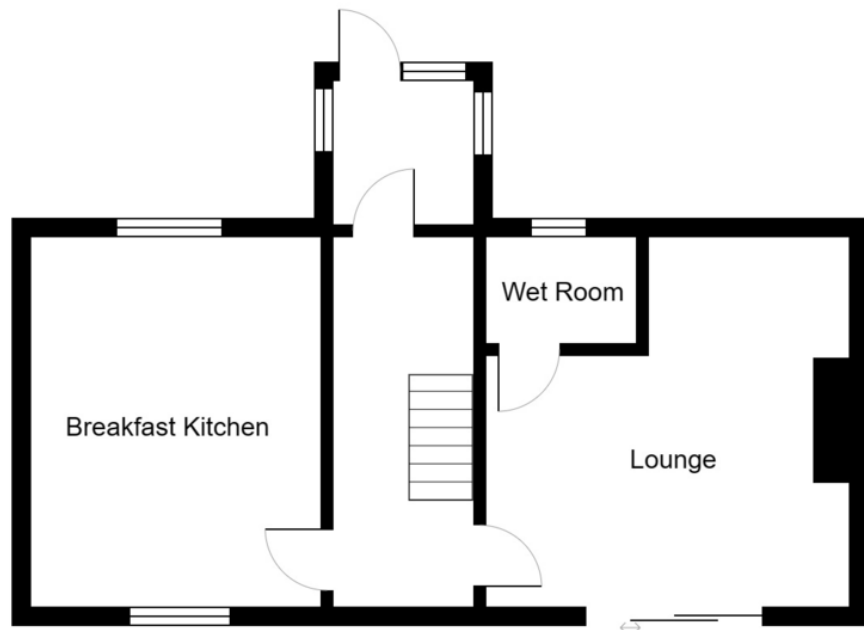
Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

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Monday to Friday 9am to 5pm

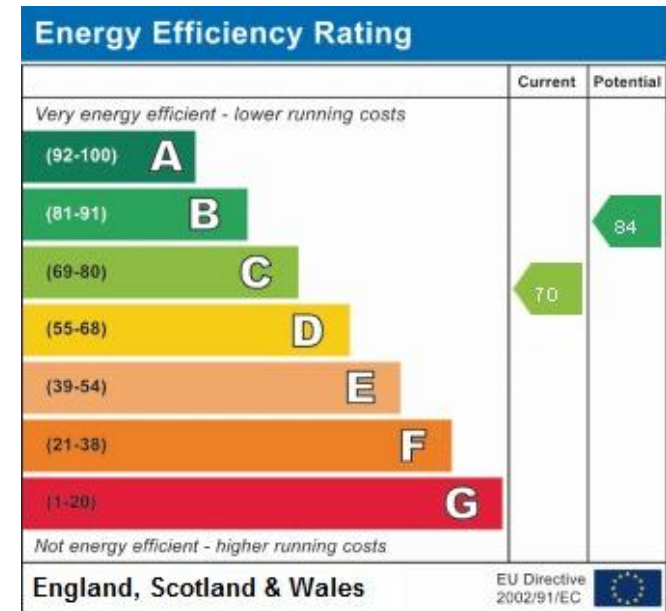
Saturday 10am to 1pm.





DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only



79 Newland Avenue
Hull
East Yorkshire
HU5 2AL

www.neilkayes.co.uk
info@neilkayes.co.uk
01482 472900

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