



82 Welbeck Street

Hull

HU5 3SQ

Guide Price £115,000

NO CHAIN INVOLVED! An ideal investment property benefiting from 3 Bedrooms (one bedroom to the ground floor), end house offering deceptive accommodation and benefiting from gas radiator central heating and majority uPVC double glazing. The accommodation briefly includes Lounge, 2nd Reception Room, Cloakroom/WC, Kitchen, Lobby, ground floor Bedroom 3, useful Store Room (would be ideal as a utility room) and on the first floor, 2 Bedrooms, Bathroom/WC and further Separate WC. Outside there is a small forecourt area. The property is situated in the popular "Dukeries" area.



Property Features

- End Terraced House
- 3 Bedrooms (One to Ground Floor)
- 2 Reception Rooms
- Gas Central Heating
- Majority uPVC Double Glazing
- Ideal Investment
- No Chain Involved
- Very Popular Location

Full Description

LOCATION

The property is situated in the popular "Dukeries" area which boasts excellent facilities including shops, public transport, bars, bistros, restaurants down Chanterlands Avenue, Newland Avenue and Princes Avenue. Also convenient for Hull University and good travelling distance for Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

LOUNGE

13' 11" x 12' 5" (4.24m x 3.78m)

With a uPVC double glazed entry door, built-in cupboard, uPVC double glazed window which overlooks the front, double central heating radiator, dado rail.

2ND RECEPTION ROOM

11' 11" x 10' 9" (3.63m x 3.28m)

With a uPVC double glazed window which overlooks the side, understairs storage cupboard, fireplace, double central heating radiator.

CLOAKROOM

With wash hand basin and low level WC.

KITCHEN

9' 4" x 7' 11" (2.84m x 2.41m)

With stainless steel sink and drainer with mixer tap, fitted base and wall-mounted units with worktop surface areas, window to the side, gas cooker point.

LOBBY

With staircase leading to the first floor, half obscured double glazed door leading to the side.

USEFUL STORE ROOM/POTENTIAL UTILITY

8' 6" x 5' 5" (2.59m x 1.65m)

With plumbing for automatic washing machine.

SMALL ROOM OFF LOBBY

5' 4" x 4' 0" (1.63m x 1.22m)

With plumbing for WC if desired.

GROUND FLOOR BEDROOM 3

14' 4" x 13' 0" (4.37m x 3.96m)

Measured at widest points. With uPVC double glazed window which overlooks the side.

FIRST FLOOR



Full Description

LANDING

With window to the side, WC (off).

BEDROOM 1

14' 2" x 11' 0" (4.32m x 3.35m)

With two uPVC double glazed windows which overlook the front, single central heating radiator.

BEDROOM 2

12' 0" x 8' 9" (3.66m x 2.67m)

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

BATHROOM

9' 3" x 5' 3" (2.82m x 1.6m)

With a panelled bath having mixer tap and shower attached with screen, pedestal wash hand basin, low level WC, cupboard housing boiler serving central heating and hot water, two single central heating radiators, two walls are tiled.

OUTSIDE

To the front of the property there is a forecourt area with fencing on the perimeters.

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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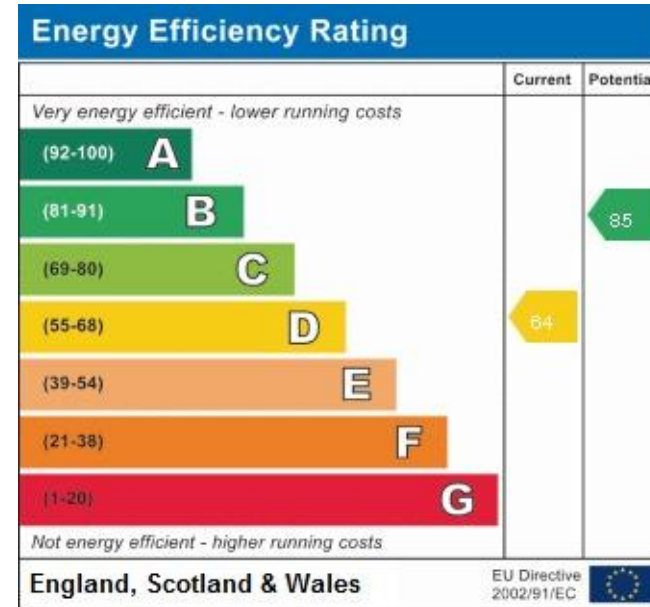
Monday to Friday 9am to 5pm

Saturday 10am to 1pm.





DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL
 All measurements are approximate and for display purposes only



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