



101 Foredyke Avenue

Hull

HU7 0DT

£130,000

Viewing is highly recommended to fully appreciate this delightful 2 Bedroom middle house which has the benefit of a full height rear story extension therefore providing good sized accommodation. The property, which has much character, has featured in two property magazines. This very well presented home benefits from gas radiator central heating, uPVC double glazing and briefly comprises the following accommodation Enclosed Porch, Entrance Hall, Lounge opening to Dining Area, Lobby leading to Wet Room/WC, fitted Kitchen, on the first floor there are 3 good size Bedrooms and outside there is an attractive kerb appeal front garden area and the rear boasts a feature garden which is low maintenance and includes pergola



Property Features

- Middle House
- 3 Bedrooms
- Double Height Rear Story Extension
- Gas Central Heating and uPVC Double Glazing
- Many Interesting Features
- Wonderful 'Outdoor Living' Rear Garden
- Must Be Viewed
- Something Very Different!

Full Description

LOCATION

The property is situated in this convenient area with good access to local amenities including shops, public transport, schools and convenient travelling distance for Hull City centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENCLOSED PORCH

With a half uPVC double glazed entry door and windows and tiled flooring.

ENTRANCE HALL

With entry door, feature staircase and tiled flooring.

LOUNGE

12' 9" x 11' 1" (3.89m x 3.38m)

Measured into bay and recess. With uPVC double glazed bay window which overlooks the front, very attractive fireplace with tiled inset and open fire, wooden flooring, cornice to the ceiling and rose, TV point and double central heating radiator.

OPENING TO :-

DINING AREA

14' 1" x 6' 7" (4.29m x 2.01m)

With cornice to the ceiling and rose, single central heating radiator, wooden flooring and under-stairs storage cupboard.

KITCHEN

9' 1" x 6' 0" (2.77m x 1.83m)

With a deep white sink with mixer tap, range oven with 5 ring hob, uPVC double glazed window which overlooks the rear, half obscured double glazed door which leads to the rear garden, worktop surface areas, extractor/cooker hood.

LOBBY

With boiler serving hot water and single central heating radiator.

WET ROOM

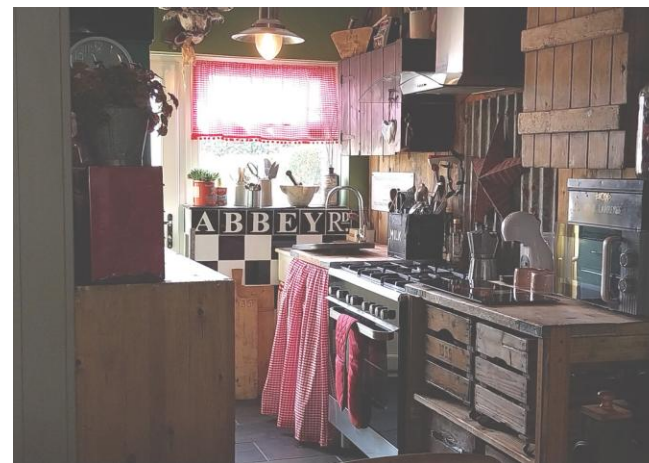
4' 10" x 5' 6" (1.47m x 1.68m)

Fully tiled, wash hand basin and mixer tap, shower, low level WC, heated chrome towel rail and radiator and uPVC obscured double glazed window which overlooks the rear.

FIRST FLOOR

LANDING

With access to the roof void area.



Full Description

BEDROOM 1

12' 7" x 12' 12" (3.84m x 3.96m)

Measured into recess. With uPVC double glazed window which overlooks the front and further uPVC double glazed window which overlooks the front, wooden flooring, dado rail, cornice to the ceiling, double central heating radiator and fitted wardrobes with overhead cupboards to one wall.

BEDROOM 2

18' 1" x 7' 8" (5.51m x 2.34m)

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

BEDROOM 3

15' 1" x 6' 3" (4.6m x 1.91m)

With uPVC double glazed window which overlooks the rear, fitted cupboard housing boiler serving central heating and radiators, wooden flooring and single central heating radiator.

OUTSIDE

To the front of the property there is a very attractive low maintenance garden and to the rear there is a most delightful feature garden which is low maintenance and includes pergola patio and decking area, graveled areas, hedging and fencing on perimeters, useful storage shed, gate leading to pedestrian access also rear vehicular access with hard standing in the garden for parking if desired. A simply wonderful garden area cleverly arranged!

VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

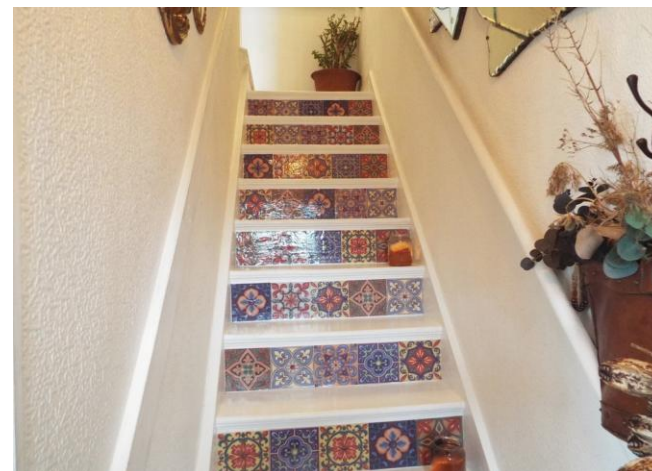
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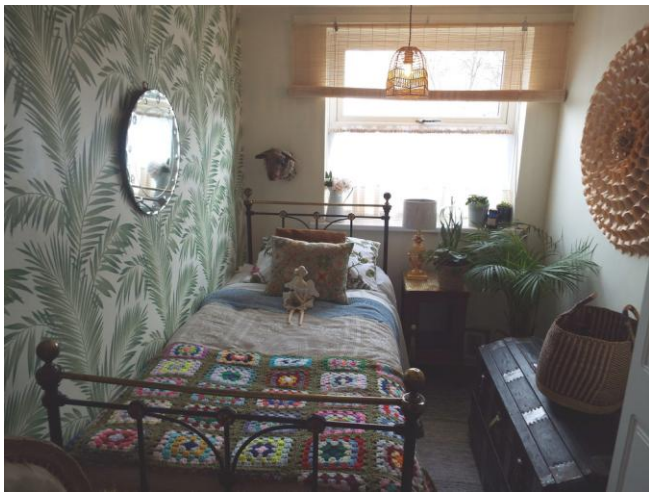
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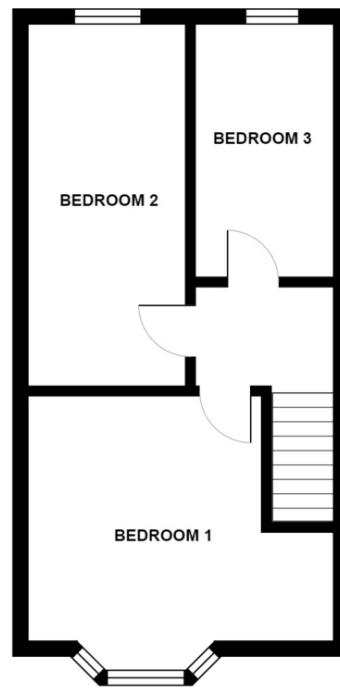
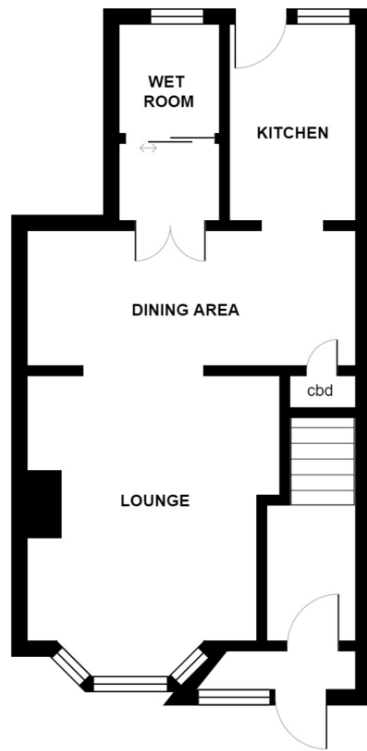
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Monday to Friday 9am to 5pm

Saturday 10am to 1pm.








All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	81	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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