



22 Farringdon Street

Beverley Road Hull

HU5 1JA

Guide Price **£79,950**

An ideal opportunity for the investor or first time buyer to purchase this well-presented 2 Bedroom middle terraced house. The property benefits from uPVC double glazing and gas central heating and briefly comprises of Lounge opening to Dining Area opening to fitted Kitchen, Lobby leading to Bathroom/WC, on the first floor there are 2 Bedrooms and outside there is a small rear courtyard. Currently being advertised to let at £575pcm. Situated in this convenient location viewing is highly recommended.



Property Features

- Good Investment Opportunity or Ideal for First Time Buyers
- Middle Terraced House
- 2 Bedrooms
- Currently Being Advertised to Let at £575pcm
- uPVC Double Glazing And Gas Central Heating
- Well Presented
- Convenient Location
- Viewing Recommended

Full Description

LOCATION

The property is situated in this convenient area off Beverley Road with good access for local shopping facilities, schools and convenient travelling distance for Hull City centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

LOUNGE

12' 7" x 11' 6" (3.84m x 3.51m)

Measured into recess. With uPVC double glazed window which overlooks the front, double central heating radiator, dado rail, fireplace with 'marble' inset and tiled

hearth, TV point and uPVC double glazed entry door.

DINING AREA

11' 5" x 8' 2" (3.48m x 2.49m)

With double central heating radiator, dado rail, under-stairs storage cupboard and staircase leading to the first floor. Opening to :-

FITTED KITCHEN

11' 0" x 6' 6" (3.35m x 1.98m)

With fitted base and wall-mounted units, one and a half bowl stainless steel sink with drainer and mixer tap, uPVC double glazed window which overlooks the rear, built-in under oven, 4 ring gas hob, tiled surrounds to worktops, extractor/cooker hood, single central heating radiator and plumbing for automatic washing machine.

LOBBY

With dado rail and uPVC double glazed entry door leading to the courtyard.

BATHROOM

6' 5" x 5' 4" (1.96m x 1.63m)

With a panelled bath with handle grips, mixer tap and shower attached, pedestal wash hand basin, low level WC, single central heating radiator, uPVC obscured double glazed window which overlooks the side and 2 fully tiled walls.



Full Description

FIRST FLOOR

LANDING

With access to the roof void area.

BEDROOM 1

11' 7" x 10' 9" (3.53m x 3.28m)

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

BEDROOM 2

9' 4" x 8' 9" (2.84m x 2.67m)

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

OUTSIDE

To the rear of the property there is a courtyard with brick walling and gate leading to pedestrian access.

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.

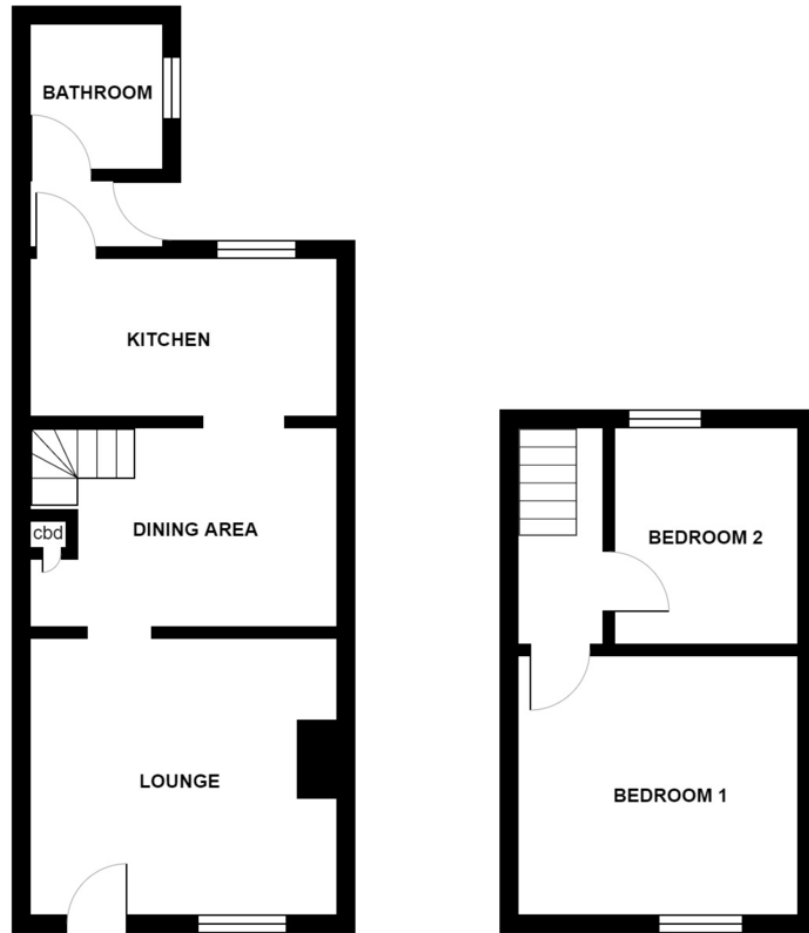
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Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

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.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		88
(69-80)	C	71	
(55-68)	D		
(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

DRAFT FLOOR PLAN ONLY - AWAITING VENDORS APPROVAL

All measurements are approximate and for display purposes only

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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