



87 Cottingham Road

Hull

HU5 2DG

Guide Price £100,000

Offering huge potential! We bring to the market this 3 Bedroom end terraced house in need of some repair and refurbishment and is offered with NO CHAIN INVOLVED. The property benefits from uPVC double glazing and briefly comprises of Entrance Hall, 2 Reception Rooms, Kitchen, on the first floor there are 3 Bedrooms, Bathroom and separate WC, outside there is a front garden and small rear courtyard and side vehicular access which leads to an asbestos Garage (in very poor condition) situated in this popular and convenient location.



Property Features

- End Terraced House
- 3 Bedrooms
- 2 Reception Rooms
- uPVC Double Glazing
- Garden
- Private Car Space (subject to Garage removal)
- Huge Potential
- No Chain Involved

Full Description

LOCATION

The property is situated in this very convenient area just a short walking distance to Newland Avenue which boasts an excellent range of facilities including shops, bars, bistros, restaurants, schools and also very handy for Hull University and travelling distance for Hull City centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With an entry door having motif window, under-stairs storage cupboard, cornice to the ceiling and electric radiator.

LOUNGE

12' 10" x 11' 10" (3.91m x 3.61m)

Measured into recess. With a uPVC double glazed bay window which overlooks the front, cornice to the ceiling, fireplace with 'marble' inset/hearth and gas fire and TV point.

DINING ROOM

11' 10" x 12' 1" (3.61m x 3.68m)

With uPVC double glazed window which overlooks the rear, TV point, cornice to the ceiling and wall-mounted gas fire.

KITCHEN

8' 5" x 8' 0" (2.57m x 2.44m)

With a stainless steel sink and drainer, fitted base and wall-mounted units, worktop surface areas tiled flooring, half uPVC double glazed entry door which leads to the rear, 2 uPVC double glazed window which overlook the rear, plumbing for automatic washing machine and part tiled walls.

FIRST FLOOR

LANDING

With access to the roof void area and cornice to the ceiling.

BEDROOM 1

13' 1" x 10' 0" (3.99m x 3.05m)

Measured into bay. With a uPVC double glazed bay window which overlooks the front, cornice to the ceiling and built-in cupboard.

BEDROOM 2

10' 6" x 11' 6" (3.2m x 3.51m)

With uPVC double glazed window which overlooks the rear, electric radiator and built-in cupboard.



Full Description

BEDROOM 3

8' 0" x 8' 0" (2.44m x 2.44m)

With uPVC double glazed window which overlooks the front and coming to the ceiling.

BATHROOM

7' 6" x 4' 1" (2.29m x 1.24m)

With panelled bath, pedestal wash hand basin, fully tiled walls, uPVC obscured double glazed window which overlooks the rear, cornice to the ceiling, boiler serving hot water and electric radiator.

SEPARATE WC

With low level WC and uPVC obscured double glazed window which overlooks the rear.

OUTSIDE

To the front of the property there is along front garden with fencing on perimeters and path and to the rear there is a small courtyard with brick walling and fencing. There is also side vehicular access which leads to an asbestos Garage which is located adjoining the courtyard garden. The Garage is in need of demolition and would then provide private car parking space on hardstanding.

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.

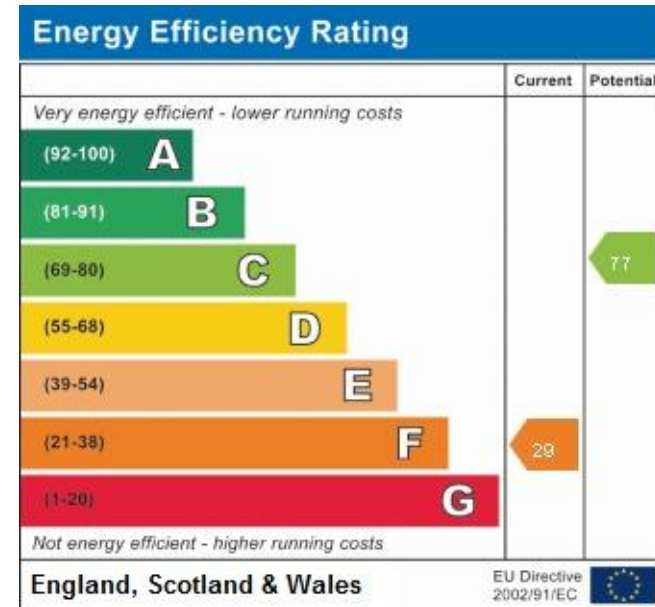
Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

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.





DRAFT FLOOR PLAN ONLY - AWAITING VENDORS 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