



121 Park Grove

Hull

HU5 2US

Guide Price £140,000

We bring to the market this large middle house providing two self-contained flats which is offered with NO CHAIN INVOLVED. The property requires repair together with a full modernisation programme. The property offers great potential for investment when works are completed or alternatively would be suitable reverting back to a family home. Briefly the accommodation comprises shared Entrance Hall, ground floor flat has a private Hallway, Front Room, Bedroom, second Reception Room, Kitchen and Shower Room (off), the first floor flat has a Hallway, front Lounge, Kitchen, Shower Room and 2 Bedrooms and outside there is a forecourt to the front and good size rear garden. Situated in this convenient location, viewing recommended.



Property Features

- Large Middle House
- 2 Self Contained Flats
- Gas Central Heating and Majority uPVC Double Glazing
- Requires Repair And Full Modernisation Programme
- Good Size Rear Garden
- Good Potential Investment Opportunity
- Could Revert Back To A Family Home
- No Chain Involved

Full Description

LOCATION

The property is situated just off Princes Avenue therefore close to local amenities including shops, public transport, schools, bars and restaurants also short walking distance to Pearson Park and convenient travelling distance for Hull City centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

OPEN PORCH

SHARED ENTRANCE HALLWAY

With half glazed entry door, cornice to the ceiling and dado rail.

GROUND FLOOR FLAT 1

PRIVATE HALLWAY AND LOBBY

With under-stairs storage cupboard.

FRONT SITTING ROOM

13' 1" x 14' 1" (3.99m x 4.29m)

Measured into bay and recess. With uPVC double glazed bay window to the front, brick fireplace, double central heating radiator, cornice and rose to the ceiling.

BEDROOM

12' 9" x 11' 6" (3.89m x 3.51m)

With uPVC double glazed window which overlooks the rear, single central heating radiator, cornice and rose to the ceiling and dado rail.

SECOND RECEPTION ROOM

17' 2" x 10' 0" (5.23m x 3.05m)

With 2 uPVC double glazed windows which overlook the side, cornice to the ceiling, cupboard housing boiler serving central heating and hot water and double central heating radiator.

KITCHEN

11' 7" x 9' 4" (3.53m x 2.84m)

Measurements narrowing to 5'1". With stainless steel sink and drainer, worktop surface areas, uPVC double glazed window which overlooks the rear, window to the side, single central heating radiator, plumbing for automatic washing machine and uPVC double glazed door which leads to the side courtyard and garden.

SHOWER ROOM

5' 8" x 5' 2" (1.73m x 1.57m)

With shower cubide, pedestal wash hand basin, low level WC, fully tiled walls, uPVC obscured double glazed window to the side and single central heating radiator.



Full Description

FIRST FLOOR

FLAT 2

HALLWAY

FRONT LOUNGE

17' 5" x 14' 9" (5.31m x 4.5m)

Measured into bay and recess. With uPVC double glazed bay window which overlooks the front, tiled fireplace, arched recess, cornice to the ceiling and double central heating radiator.

BEDROOM 1

12' 3" x 11' 0" (3.73m x 3.35m)

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

KITCHEN

10' 4" x 5' 11" (3.15m x 1.8m)

With 2 obscured windows which overlook the side, stainless steel sink and boiler serving central heating and radiator.

SHOWER ROOM

6' 3" x 5' 8" (1.91m x 1.73m)

With shower cubide, wash basin, low level WC and radiator.

BEDROOM 2

11' 8" x 10' 4" (3.56m x 3.15m)

With sash window to the rear and single central heating radiator.

OUTSIDE

To the front of the property there is a forecourt area with brick walling and to the side there is a courtyard area with brick walling and gate leading to pedestrian access. Further to the rear is a long garden.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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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