



8 Beta Villas

Mayfield Street, Hull

HU3 1PA

£79,950

An ideal opportunity to purchase a 3 Bedroom end terraced house providing an ideal purchase for the first time buyer or investor with benefits including gas radiator central heating and uPVC double glazing. Briefly the accommodation includes Open Porch, Entrance Hall, Lounge, fitted Kitchen, Lobby leading to Bathroom/WC, on the first floor there are 2 Bedrooms and further third Bedroom on second floor. Offered with NO CHAIN INVOLVED viewing recommended!



Property Features

- End Terraced House
- 3 Bedrooms
- Arranged On 3 Levels
- Gas Central Heating
- uPVC Double Glazing
- Ideal For First Time Buyer Or Investor
- No Chain Involved
- Viewing Recommended

Full Description

LOCATION

The property is situated off Spring Bank therefore close to good range of facilities and very convenient for Hull City centre itself.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

OPEN PORCH

ENTRANCE HALL

With staircase leading to the first floor, uPVC double glazed entry door, double central heating radiator and wooden flooring.

LOUNGE

12' 2" x 11' 6" (3.71m x 3.51m)

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

KITCHEN

11' 6" x 11' 2" (3.51m x 3.4m)

With a one and a half bowl sink with mixer tap and drainer, fitted base and wall-mounted units, worktop surface areas, built-in cupboard, uPVC double glazed window which overlooks the rear, extractor, oven and hob and double central heating radiator.

LOBBY

With uPVC double glazed entry door leading to rear courtyard.

BATHROOM

7' 9" x 5' 8" (2.36m x 1.73m)

With a panelled bath and separate shower over, pedestal wash hand basin, low level WC, fully tiled walls and uPVC obscured double glazed window which overlooks the side.

FIRST FLOOR

LANDING

With uPVC double glazed window which overlooks the rear.

BEDROOM 1

15' 0" x 11' 1" (4.57m x 3.38m)

Measured into recess. With uPVC double glazed window



Full Description

which overlooks the front and double central heating radiator.

BEDROOM 2

11' 1" x 9' 3" (3.38m x 2.82m)

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

ENCLOSED STAIRCASE

Leading to:-

SECOND FLOOR

BEDROOM 3

14' 9" x 13' 5" (4.5m x 4.09m)

With access to eaves, double central heating radiator and skylight window.

OUTSIDE

To the front of the property there is a forecourt garden with fencing on perimeters and to the rear there is a courtyard with brick walling on perimeters 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.

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.



All measurements are approximate and for display purposes only

DRAFT FLOOR PLAN ONLY - AWAITING VENDORS APPROVAL

| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|---|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 82 |
| (69-80) | C | | |
| (55-68) | D | 62 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| 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