



## 18 Granville Avenue

Hull

HU5 3BP

£87,950

An ideal opportunity for the first time buyer or investor to purchase this 2 Bedroom end terraced house which is currently Let at £595pcm. The property, which benefits from gas central heating and uPVC double glazing, briefly includes Enclosed Porch, good-sized Lounge, inner Hall Area, Bathroom/WC, fitted Kitchen including integrated oven and hob, on the first floor there are 2 good-sized Bedrooms and outside there is a small forecourt garden and small rear courtyard. Situated in this very popular and convenient location, viewing is recommended to appreciate this well-maintained house!



## Property Features

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- End Terraced House
- 2 Bedrooms
- Currently Let at £595pcm
- Ideal For Investment Or For The First Time Buyer
- Gas Central Heating
- uPVC Double Glazing
- Well-Maintained Accommodation
- Popular Location

## Full Description

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THESE DETAILS ARE DRAFT DETAILS ONLY  
AND ARE AWAITING APPROVAL BY THE  
VENDOR

### LOCATION

The property is situated just off Reynoldson Street which runs off Newland Avenue therefore ideal for excellent facilities including shops, bars, bistros, schools, public transport and convenient travelling distance for Hull city centre.

### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

#### ENCLOSED PORCH

With main entry door leading to :-

#### GOOD-SIZED LOUNGE

18' 2" x 11' 5" (5.54m x 3.48m)

With uPVC double glazed half bay window which overlooks the front, fire surround, cornice to the ceiling, double central heating radiator and TV point.

#### INNER HALLWAY

With staircase leading to the first floor having spindle balustrade, under-stairs storage cupboard and single central heating radiator.

#### BATHROOM

8' 1" x 5' 6" (2.46m x 1.68m)

With panelled bath with mixer tap and shower attached, pedestal wash hand basin, low level WC, part-tiled walls, extractor and laminate flooring.

#### FITTED KITCHEN

10' 6" x 9' 3" (3.2m x 2.82m)

With fitted base and wall-mounted units, worktop surface areas, one and a half bowl stainless steel sink and drainer, integrated under oven and four ring gas hob, extractor/cooker hood, single central heating radiator, uPVC double glazed window which overlooks the rear, uPVC double glazed door which leads to the rear



## Full Description

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courtyard, wall-mounted boiler serving central heating and hot water and plumbing for automatic washing machine.

### FIRST FLOOR

#### LANDING

With access to the roof void area.

#### BEDROOM 1

11' 2" x 11' 1" (3.4m x 3.38m)

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

#### BEDROOM 2

8' 3" x 12' 0" (2.51m x 3.66m)

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

#### OUTSIDE

To the front of the property there is a small forecourt garden area with brick walling on perimeter and to the rear there is a small courtyard area which has 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.

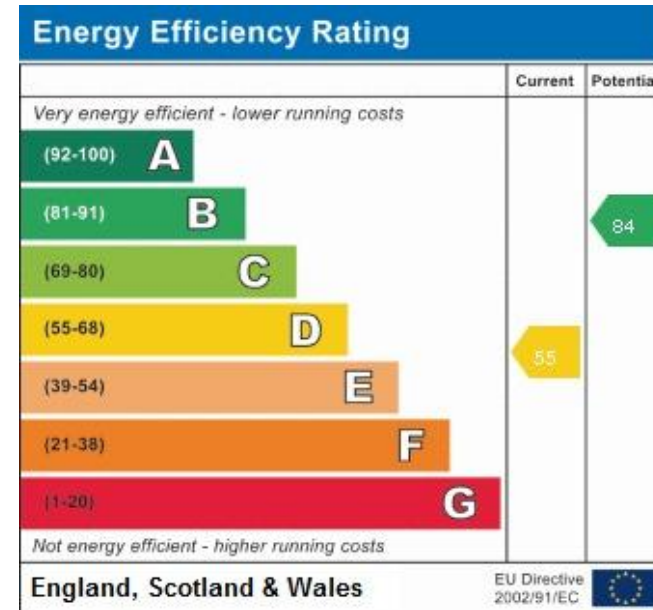
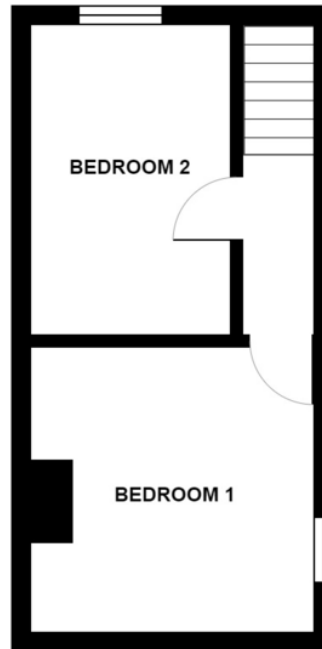
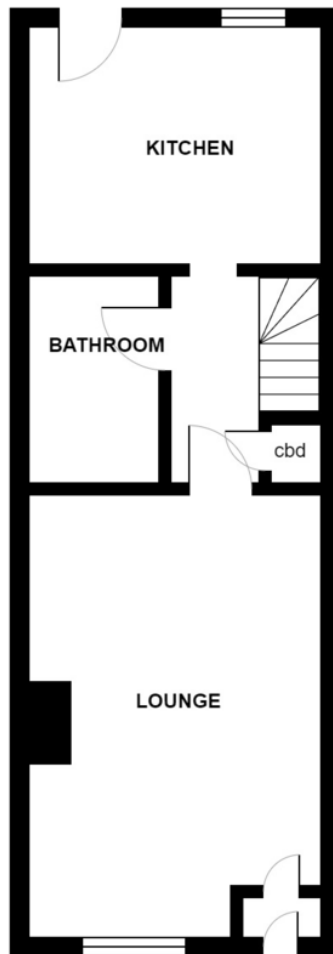
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NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT

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

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