



53 Braemar Avenue

Hull

HU6 7UE

Guide Price £115,000

NO CHAIN INVOLVED! We offer onto the market this deceptive 2 Bedroom end house which stands on a corner plot therefore enjoying a good-size garden to two sides. The property, which has been extended, must be viewed to be fully appreciated. Benefits include gas radiator central heating, uPVC double glazing and the accommodation briefly comprises Entrance Hall, Lounge, Dining Room, good-size fitted Kitchen, Lobby leading to Bathroom/WC and on the first floor, 2 Bedrooms and Wash Room//WC. Simply a great property to put your own stamp on!



Property Features

- End Terraced House
- Good-Size Corner Plot
- Extended Accommodation
- Gas Central Heating & uPVC Double Glazing
- 2 Bedrooms
- No Chain Involved
- Bathroom + Wash Room/WC
- Viewing Recommended

Full Description

LOCATION

The property is situated off Endike Lane therefore convenient for local facilities including schools, shops, public transport and convenient travelling distance for Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With a uPVC double glazed door, single central heating radiator, staircase leading to the first floor, tiled flooring.

LOUNGE

14' 0" x 10' 0" (4.27m x 3.05m)

Measured into bay. With uPVC double glazed bay window which overlooks the front, mahogany fire surround with brick inset and

tiled hearth with open fire, single and double central heating radiators, cornice and rose to the ceiling, dado rail, TV point.

DINING ROOM

9' 0" x 8' 0" (2.74m x 2.44m)

With a double central heating radiator, dado rail, understairs storage cupboard. Double doors lead to:-

FITTED KITCHEN

14' 0" x 12' 0" (4.27m x 3.66m)

Measurement narrows to 9'. With a range of fitted base and wall-mounted units with worktop surface areas and tiled surrounds, uPVC double glazed windows which overlook the side and rear, one and a half bowl sink and drainer with mixer tap, feature radiator with cover.

LOBBY

With a half uPVC double glazed entry door which leads to the side, walls are part-tiled, single central heating radiator.

BATHROOM

8' 0" x 4' 10" (2.44m x 1.47m)

With a panelled bath having handle grips, vanity wash hand basin with mixer tap, low level WC, three walls are fully-tiled, single central heating radiator, extractor, uPVC double glazed window which overlooks the side.

FIRST FLOOR

LANDING

BEDROOM 1

15' 0" x 13' 0" (4.57m x 3.96m)

Measured into wardrobes and recess. With uPVC double glazed bay



Full Description

window which overlooks the front, further uPVC double glazed window which overlooks the front, double central heating rail, picture rail, cornice to ceiling, built-in cupboard and fitted wardrobes with overhead cupboards.

BEDROOM 2

9' 0" x 9' 0" (2.74m x 2.74m)

With uPVC double glazed window which overlooks the rear, vanity wash hand basin, single central heating radiator, fitted wardrobes, cornice to the ceiling.

WASHROOM/WC

6' 0" x 5' 0" (1.83m x 1.52m)

With a wash basin, low level WC, access to the roof void area, uPVC double glazed window which overlooks the rear.

OUTSIDE

The property stands on a generous corner plot with garden area to the front having lawn which also extends to the side, path. The side has a lawned area with trees, shrubs and bushes and a breezeblock store room. The side of the garden leads to the rear which once again, is a good-size with useful storage shed and fencing on the perimeters, paved areas and fish pond. External tap connected.

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

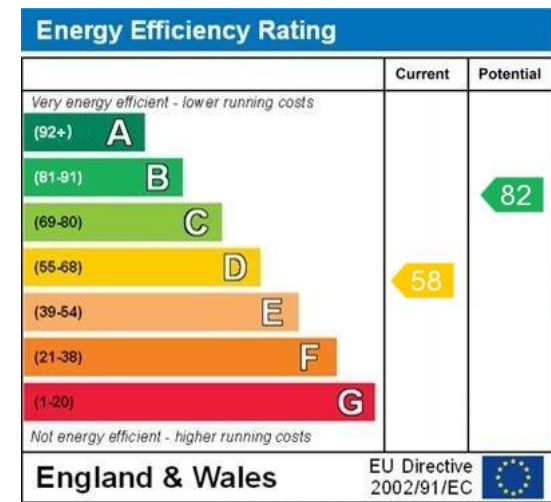
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DRAFT FLOOR PLAN ONLY - AWAITING VENDORS APPROVAL

All measurements are approximate and for display purposes only

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