



20 Clough Road

Hull

HU5 1QN

Guide Price £117,500

A very smart 3 Bedroom middle house which is offered with NO CHAIN INVOLVED and is in ready-to-move-into condition! This very well presented home, which would benefit the first time buyer, family or investor, benefits from gas radiator central heating and uPVC double glazing. The accommodation includes Enclosed Porch, Entrance Hall, 26 foot long Through Lounge, newly fitted Kitchen, on the first floor there are 3 Bedrooms and Bathroom/WC and outside there is a garden to the front and south facing courtyard to the rear. Situated in this very convenient location in particular for Hull university. We highly recommend an internal inspection to be fully appreciated.



Property Features

- 3 Bedrooms
- Middle House
- Very Well Presented
- Newly Fitted Kitchen
- Gas Central Heating and uPVC Double Glazing
- Ready To Move Into Condition
- Ideal First Time Buyer/Family/Investor
- No Chain Involved

Full Description

LOCATION

The property is situated on Clough Road which follows onto Cottingham Road therefore in an ideal position for excellent facilities down Newland Avenue including shops, bars, bistros, restaurants, schools and very handily located for Hull University. Also convenient travelling distance for Hull City centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENCLOSED PORCH

With uPVC double glazed entry door and leads to :-

ENTRANCE HALL

With entry door, staircase leading to the first floor and central heating radiator.

THROUGH LOUNGE

26' 3" x 11' 9" (8m x 3.58m)

With uPVC double glazed bay window which overlooks the front, uPVC double glazed window which overlooks the rear, laminate flooring, cornice and rose to the ceiling, fire surround, two double central heating radiators and under-stairs storage cupboard.

NEWLY FITTED KITCHEN

8' 4" x 8' 5" (2.54m x 2.57m)

With stainless steel sink and drainer, fitted base and wall-mounted units, worktop surface areas with tiled surrounds, extractor/cooker hood, wall-mounted boiler serving central heating and hot water, uPVC double glazed window which overlooks the side, uPVC double glazed door which leads to the rear courtyard, tiled flooring and double central heating radiator.

FIRST FLOOR

LANDING

With access to the roof void area.

BEDROOM 1

12' 0" x 9' 1" (3.66m x 2.77m)

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

BEDROOM 2

11' 11" x 6' 1" (3.63m x 1.85m)

With uPVC double glazed window which overlooks the front, single central heating radiator, dado rail and laminate flooring.



Full Description

BEDROOM 3

8' 0" x 5' 3" (2.44m x 1.6m)

With uPVC double glazed window which overlooks the front, double central heating radiator, dado rail and laminate flooring.

BATHROOM

8' 4" x 8' 4" (2.54m x 2.54m)

With panelled bath and separate shower over, pedestal wash hand basin, low level WC, tiled areas, uPVC obscured double glazed window which overlooks the rear, plumbing for automatic washing machine built-in cupboard, single central heating radiator.

OUTSIDE

To the front of the property there is a garden which is gravelled with fencing, wrought iron and brick walling on perimeters, path and wrought iron gate. To the rear there is a south facing courtyard with boundary walling on perimeters and gate leading to pedestrian access only.

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

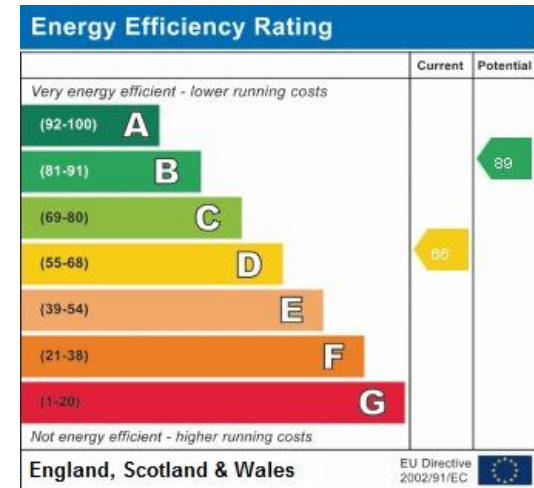
Saturday 10am to 1pm.





DRAFT FLOOR PLAN ONLY - AWAITING VENDORS APPROVAL

All measurements are approximate and for display purposes only



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