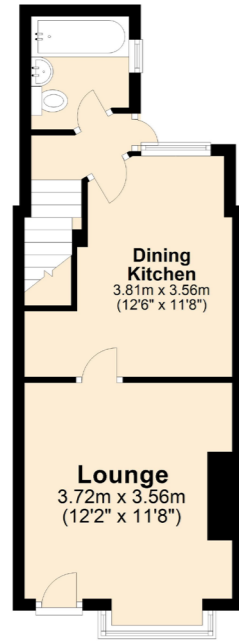


### Ground Floor

Approx. 31.3 sq. metres (336.6 sq. feet)

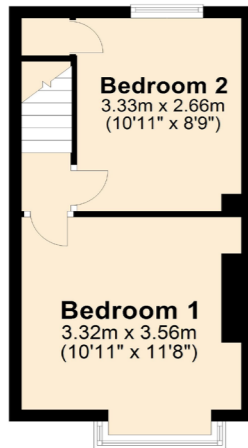


Total area: approx. 55.6 sq. metres (598.8 sq. feet)

Floorplan of existing building.  
Plan produced using PlanUp.

### First Floor

Approx. 24.4 sq. metres (262.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Offers over £94,950

## 3 Chatham Avenue, Hull

#### HEATING & INSULATION

The property has gas-fired radiator central heating and uPVC double glazing.

#### SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

#### TENURE

The property is held under freehold title with vacant possession on completion

#### COUNCIL TAX

Council Tax is payable to the Kingston-upon-Hull City Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'A'.

#### VIEWING

Strictly by appointment with the sole agent's Beverley office on (01482) 866844.

#### AGENT'S NOTE

Interested parties are advised that the owner of this property is related to one of the partners of the selling agents. Anyone requiring further information should contact the agents on 01482 866844.



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give 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. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

# Dee Atkinson & Harrison





**THE ACCOMMODATION COMPRISES:**

with a plumbed shower fitted above and splash screen, vanity unit with wash-hand basin and WC. Full-height splashback wall tiling. Radiator.

**GROUND FLOOR**

**LIVING ROOM**

Front bay window, fireplace surround, radiator, dado rail and ceiling coving.

**FIRST FLOOR**

**LANDING**

**DINING KITCHEN**

Newly fitted with grey Shaker-style base and wall cabinets with wood block worktops including an inset single drainer sink and splashback tiling. Integrated electric oven, hob, cooker hood and fridge freezer. Plumbing for automatic washing machine. Radiator. Understairs cupboard.

**BEDROOM ONE**

Bay window, radiator and ceiling coving.

**BEDROOM TWO**

Radiator and ceiling coving. Bulkhead cupboard housing gas central heating boiler.

**REAR ENTRANCE HALL**

**OUTSIDE**

The property has a forecourt and a walled concrete rear courtyard with pedestrian access.

**BATHROOM / WC**

A new suite comprises panelled bath

pedestrian access.

# 3 Chatham Avenue, Hull, HU5 2HS

**DESCRIPTION**

This property will come very high up the list if you are looking for a two double bed roomed property in this popular area of terraced housing within a short stroll of excellent local shops & services. The house is newly fully re-decorated & carpeted following a programme of modernisation which has seen the installation of a very smart new fitted kitchen with integral appliances and woodblock worktops, and a bathroom with shower and tiling. Move yourself, or your tenants, straight in and get on with enjoying life in a vibrant area of the city, a short distance from the university. No chain.

**SITUATION**

The property is close to Newland Avenue and therefore has a comprehensive range of local shops and services within a short distance. It is about 2 miles north west of Hull city centre, and the main Hull University campus is about three quarters of a mile away. The nearby Avenues area provides further facilities including a vibrant café culture with a host of good quality restaurants and bars, a number of local schools and regular bus services.

