



## 51 Exmouth Street

Hull

HU5 2JP

OIRO £119,950

Offered with NO CHAIN INVOLVED! This 3 Bedroom middle house offers good sized accommodation ideal as a family home or investment opportunity for a private Let. Although the property has been well looked after it would now benefit from a re-decoration programme. Benefiting from uPVC double glazing and gas central heating the accommodation comprises of Open Porch, Entrance Hall, Lounge, Dining Room, fitted Kitchen including built-in double oven and hob, Lobby leading to Bathroom which is fully tiled, on the first floor there are 3 good sized Bedrooms and outside there is a forecourt and small garden to the rear. A very popular style home situated in an excellent area.



## Property Features

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- Popular Style Middle House
- 3 Bedrooms
- 2 Reception Rooms
- Good Sized Accommodation
- Gas Central Heating & uPVC Double Glazing
- Great Potential
- Ideal for First-Time-Buyer
- No Chain Involved

## Full Description

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### LOCATION

Situated off Newland Avenue and Cottingham Road therefore boasts an excellent range of amenities including shops, bars, bistros, restaurants, public transport and very convenient for Hull University and good travelling distance for Hull City centre.

### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

#### OPEN PORCH

Leading to

#### ENTRANCE HALL

With an entry door, picture railing, dado rail, single central heating radiator and staircase leading to the first floor.

#### LOUNGE

11' 6" x 11' 4" (3.51m x 3.45m)

Measured into bay and recess. With uPVC double glazed bay window which overlooks the front, single central heating radiator, rose and cornice to the ceiling and dado rail.

#### DINING ROOM

11' 5" x 11' 4" (3.48m x 3.45m)

With uPVC double glazed window which overlooks the rear, dado rail, single central heating radiator and under-stairs storage cupboard.

#### KITCHEN

12' 3" x 8' 5" (3.73m x 2.57m)

With a stainless steel sink with drainer and mixer tap, fitted base and wall-mounted units, worktop surface areas, wall-mounted boiler serving central heating and hot water, uPVC double glazed window which overlooks the side, plumbing for automatic washing machine, built-in under oven, 4 ring gas hob, extractor/cooker hood and tiled flooring.

#### LOBBY

With a half uPVC double glazed entry door leading to the rear.

#### BATHROOM

8' 3" x 8' 3" (2.51m x 2.51m)

With a panelled bath with mixer tap and shower attached, fully tiled walls, uPVC obscured window which overlooks the side, tall heated chrome towel rail, pine ceiling and low level WC.

#### FIRST FLOOR

#### LANDING

With access to the roof void area.





## Full Description

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### BEDROOM 1

14' 10" x 11' 5" (4.52m x 3.48m)

Measured into bay and recess. With uPVC double glazed bay window which overlooks the front, built-in cupboard, dado rail and single central heating radiator.

### BEDROOM 2

11' 3" x 9' 5" (3.43m x 2.87m)

Measured into recess. With uPVC double glazed window which overlooks the rear, dado rail and single central heating radiator.

### BEDROOM 3

12' 7" x 8' 0" (3.84m x 2.44m)

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

### OUTSIDE

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

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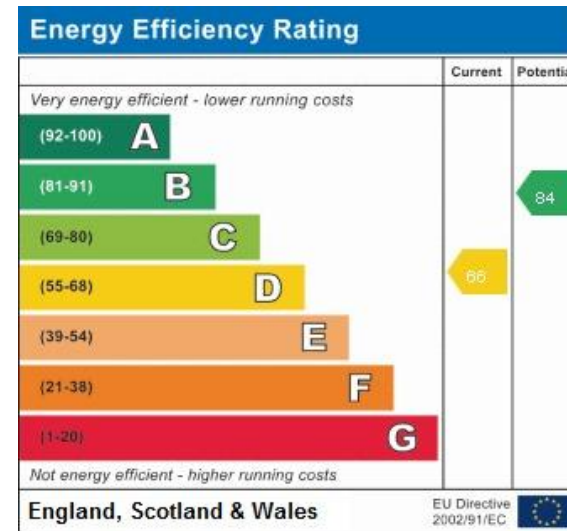
Monday to Friday 9am to 5pm  
Saturday 10am to 1pm.





DRAFT FLOOR PLAN ONLY, AWAITING VENDORS APPROVAL

All measurements are approximate and for display purposes only



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