



## 6 Savannah Avenue

Minton Street, Hull

HU5 1QS

**Guide Price £99,950**

A very popular-style 2 Bedroom middle terraced house offering a great opportunity for the first-time-buyer or investor with benefits including gas central heating and uPVC double glazing. The accommodation briefly includes Entrance Porch, Entrance Lobby, Spacious 24ft long Through Lounge and Dining area, Kitchen, Lobby leading to Bathroom and on the first floor there are 2 Bedrooms. Outside there is a forecourt garden and rear courtyard. The property is offered with NO CHAIN INVOLVED and is situated in this very convenient area and offers well-presented accommodation. Viewing recommended!



## Property Features

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- End Terraced House
- 2 Bedrooms
- Well Presented
- Great Opportunity for First Time Buyer or Investor
- Gas Central Heating/uPVC Double Glazing
- Very Popular Location
- No Chain Involved
- Viewing Highly Recommended

## Full Description

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### LOCATION

The property is situated off Minton Street which is off Clough Road therefore is in a very convenient location for local amenities, just a short distance away from Newland Avenue which boasts bars, restaurants, variety of retail shops and Hull University. Also, convenient travelling distance for Hull City Centre.

### THE ACCOMMODATION COMPRISES:

#### GROUND FLOOR

##### ENTRANCE LOBBY

With a uPVC double glazed entry door and uPVC obscured double glazed window over. Leading to:-

##### SPACIOUS THROUGH LOUNGE

24' 3" x 12' 4" (7.39m x 3.76m)

Measured at widest points. With uPVC double glazed bay window which overlooks the front, cornice to the ceiling and two roses, TV point, two double and one single central heating radiators, arch feature, feature staircase leading to the first floor with spindled ballustrade and uPVC double glazed French doors which lead to the rear courtyard.

##### KITCHEN

With fitted base and wall-mounted units, stainless steel single sink and drainer, fully-tiled walls, built-in under oven, four ring gas hob, extractor/cooker hood, worktop surface areas and uPVC double glazed window which overlooks the side.

##### LOBBY

Built-in cupboard housing boiler servicing central heating and hot water, plumbing for automatic washing machine and uPVC obscured double glazed door which leads to the side and rear courtyard.

##### BATHROOM

5' 5" x 6' 3" (1.65m x 1.91m)

With a shaped bath, separate shower over and screen, walls are fully-tiled, wash basin with mixer tap, low level WC, single central heating radiator, uPVC double glazed obscured window which overlooks the side, cornice to the ceiling and tiled flooring.

##### FIRST FLOOR

##### LANDING

With uPVC double glazed window which overlooks the rear and access to the roof void area.



## Full Description

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### BEDROOM 1

13' 1" x 11' 8" (3.99m x 3.56m)

With uPVC double glazed window which overlooks the front, fitted wardrobes and drawer units and also matching dressing table vanity unit with mirror over and drawers below, recess with shelving area, double central heating radiator and original fireplace.

### BEDROOM 2

10' 9" x 7' 4" (3.28m x 2.24m)

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

### OUTSIDE

To the front of the property there is a forecourt garden with boundary fencing and path and to the rear there is courtyard with brick-walling on perimeters and gate leading to side 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.

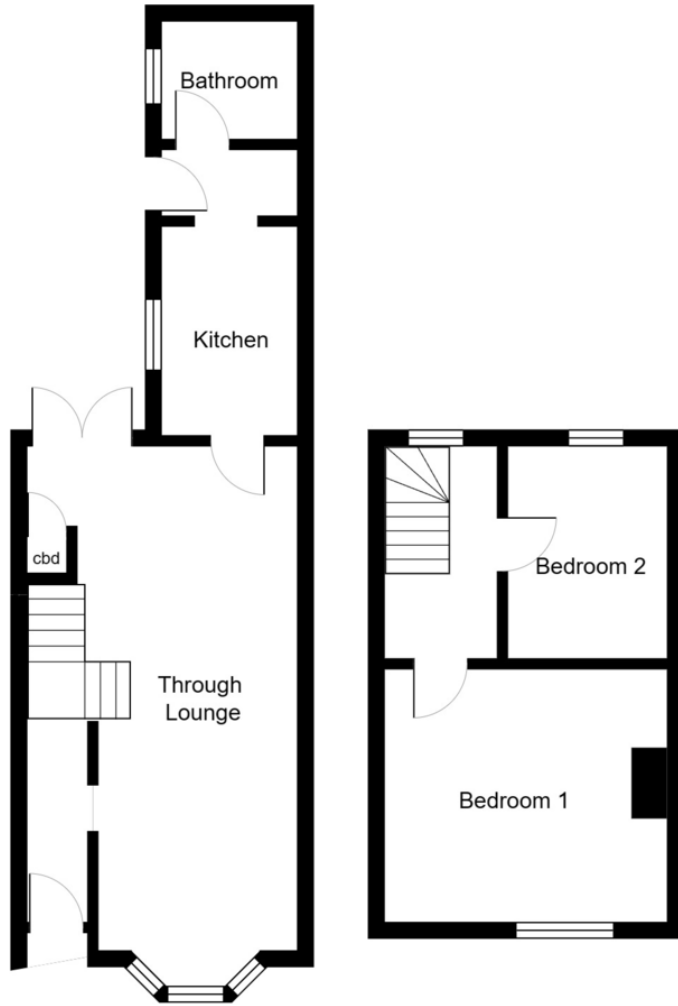
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Monday to Friday 9am to 5pm

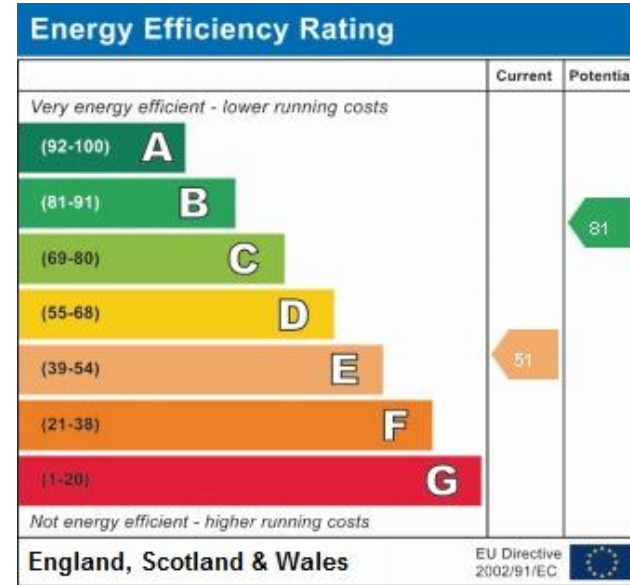
Saturday 10am to 1pm.





DRAFT FLOOR PLAN ONLY - AWAITING VENDORS APPROVAL

All measurements are approximate and for display purposes only



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