



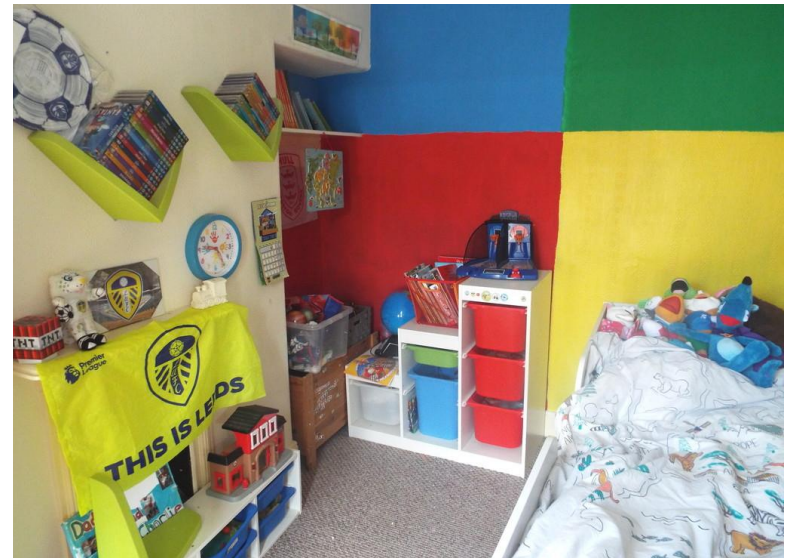
6 Avondale

Rustenburg Street Hull

HU9 2QA

Guide Price £60,000

A 2 Bedroom middle terraced house offering a good investment opportunity currently rented out at £400pcm. The property benefits from gas radiator central heating, uPVC double glazing and briefly comprises of enclosed Porch, Entrance Hall, 24 foot long Through Lounge, Kitchen, Bathroom/WC, on the first floor there are 2 Bedrooms and outside there is a forecourt garden and courtyard to the rear. Situated in this convenient location for local facilities.



Property Features

- Good Investment Opportunity
- Middle Terraced House
- 2 Bedrooms
- Gas Central Heating
- uPVC Double Glazing
- Currently Rented And Achieving £400pcm
- Convenient Location
- Viewing Recommended

Full Description

THESE DETAILS ARE DRAFT DETAILS ONLY AND ARE AWAITING APPROVAL BY THE VENDOR

LOCATION

The property is situated off Newbridge Road therefore is convenient for local amenities such as shops, public transport, schools and wide range of facilities just a short distance away on Holderness Road.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENCLOSED PORCH

With uPVC double glazed entry door with motif window.

ENTRANCE HALL

With half obscured door, single central heating radiator, staircase leading to the first floor and part cornice to the ceiling.

THROUGH LOUNGE

24' 0" x 9' 11" (7.32m x 3.02m)

Measured into bay. With a uPVC double glazed bay window which overlooks the front, two single central heating radiators, TV point, cornice to the ceiling and uPVC double glazed window which overlooks the rear.

KITCHEN

7' 10" x 7' 7" (2.39m x 2.31m)

With stainless steel sink and drainer, fitted base units, uPVC double glazed window which overlooks the side, half obscured door leading to the courtyard and plumbing for automatic washing machine.

BATHROOM

7' 9" x 5' 3" (2.36m x 1.6m)

With panelled path, pedestal wash hand basin, low level WC, uPVC double glazed window which overlooks the side, fully-tiled walls and single central heating radiator.

FIRST FLOOR

LANDING

With fitted cupboards, single central heating radiator, access to the roof void area and uPVC double glazed window which overlooks the rear.



Full Description

BEDROOM 1

15' 5" x 10' 9" (4.7m x 3.28m)

With uPVC double glazed window which overlooks the front, single central heating radiator and built-in cupboard.

BEDROOM 2

11' 4" x 8' 7" (3.45m x 2.62m)

With original fireplace, uPVC double glazed window which overlooks the rear, cupboard housing boiler serving central heating and hot water.

OUTSIDE

To the front of the property there is a forecourt garden area with path and fencing on perimeters and courtyard to the rear with brick 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.

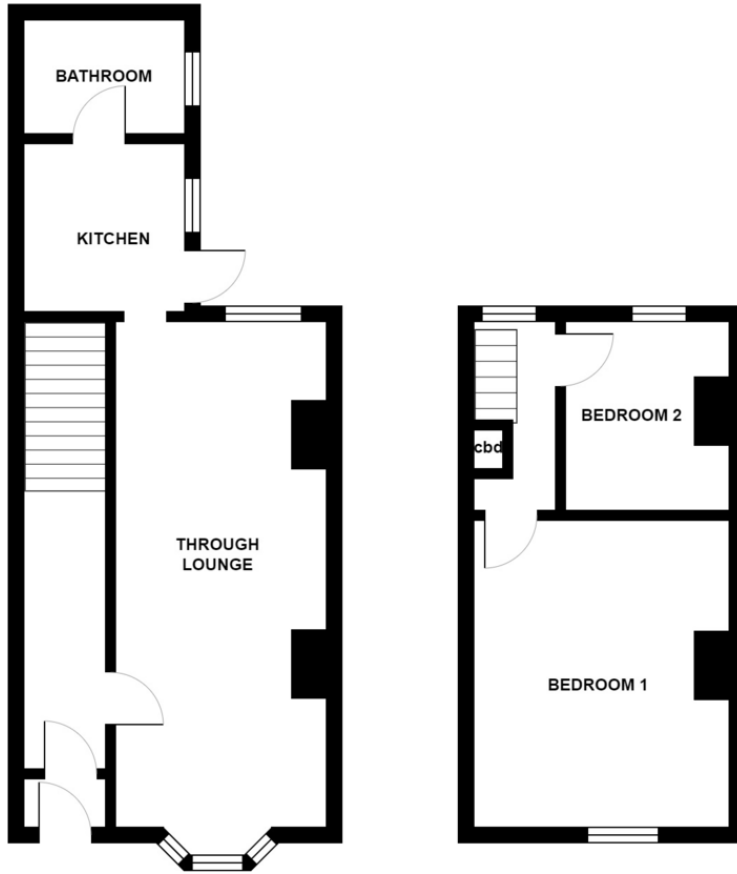
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Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT

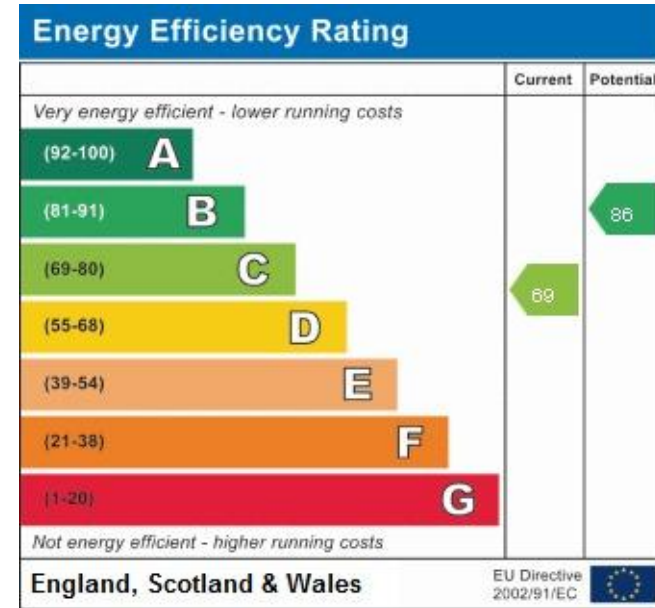
Monday to Friday 9am to 5pm

Saturday 10am to 1pm.



DRAFT FLOOR PLAN ONLY - AWAITING VENDORS APPROVAL

All measurements are approximate and for display purposes only



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