



## 520 Hall Road

Hull

HU6 9BS

£99,950

Offered with NO CHAIN INVOLVED. This is an ideal opportunity for a first time buyer or investor to purchase this 2 Bedroom middle terraced house benefitting from gas central heating, uPVC double glazing and briefly comprises of the following accommodation: Entrance Hall, attractive Lounge, modern fitted Breakfast Kitchen including integrated oven and hob and on the first floor 2 Bedrooms (1 with fitted furniture) and Bathroom/WC. To the outside of the property is a forecourt front garden with a decent sized rear garden.



## Property Features

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- Middle Terraced House
- 2 Bedrooms
- Modern-Style Living
- Gas Central Heating
- uPVC Double Glazing
- Ideal For First Time Buyer Or Investor
- No Chain Involved
- Very Convenient Location

## Full Description

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### LOCATION

The property is situated in this very convenient area close to local facilities including Tesco supermarket on Hall Road itself, schools, public transport and convenient travelling distance for Hull city centre, Kingswood retail park and Beverley bypass.

### THE ACCOMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

With half multi-paned entry door, staircase leading to the first floor.

##### LOUNGE

13' 5" x 12' 3" (4.09m x 3.73m)

Measured into bay and recess. With uPVC double glazed bay window which overlooks the front, fire surround and feature coal flame gas fire, TV point, laminate flooring, double central heating radiator, cornice to the ceiling and recess area with feature lighting.

##### FITTED BREAKFAST KITCHEN

15' 4" x 7' 5" (4.67m x 2.26m)

With a stainless steel sink with mixer tap and drainer, fitted base and wall mounted units with worktop surface areas, 4 ring gas hob, extractor/cooker hood, built-in double-oven, walls are part-tiled, understairs storage cupboard, laminate flooring, 2 uPVC double glazed windows which overlook the rear, fitted breakfast bar, plumbing for automatic washing machine, cornice to the ceiling and a multi-paned entry door leading to the rear garden.

##### FIRST FLOOR

##### LANDING

With access to the roof void area.

##### BEDROOM 1

12' x 10' 4" (3.66m x 3.15m)

Measured up to wardrobes. With uPVC double glazed



## Full Description

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window overlooking the front, fitted wardrobes with downlighters, single central heating radiator, built-in cupboard housing boiler serving central heating and hot water, laminate flooring.

### BEDROOM 2

8' 11" x 11' 9" (2.72m x 3.58m)

Measured into door-well. With uPVC double glazed window which overlooks the rear, single central heating radiator and laminate flooring.

### BATHROOM

8' 10" x 5' 11" (2.69m x 1.8m)

Being fully-tiled with panelled bath with mixer tap and shower attached over, wall-mounted heated towel rail, extractor and vanity unit with wash hand basin and display and storage, low level WC, obscured uPVC double glazed window overlooking the rear.

### OUTSIDE

To the front of the property there is a garden area with boundary fencing and path and to the rear there is a decent size garden with boundary fencing and also pedestrian access.

### 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.

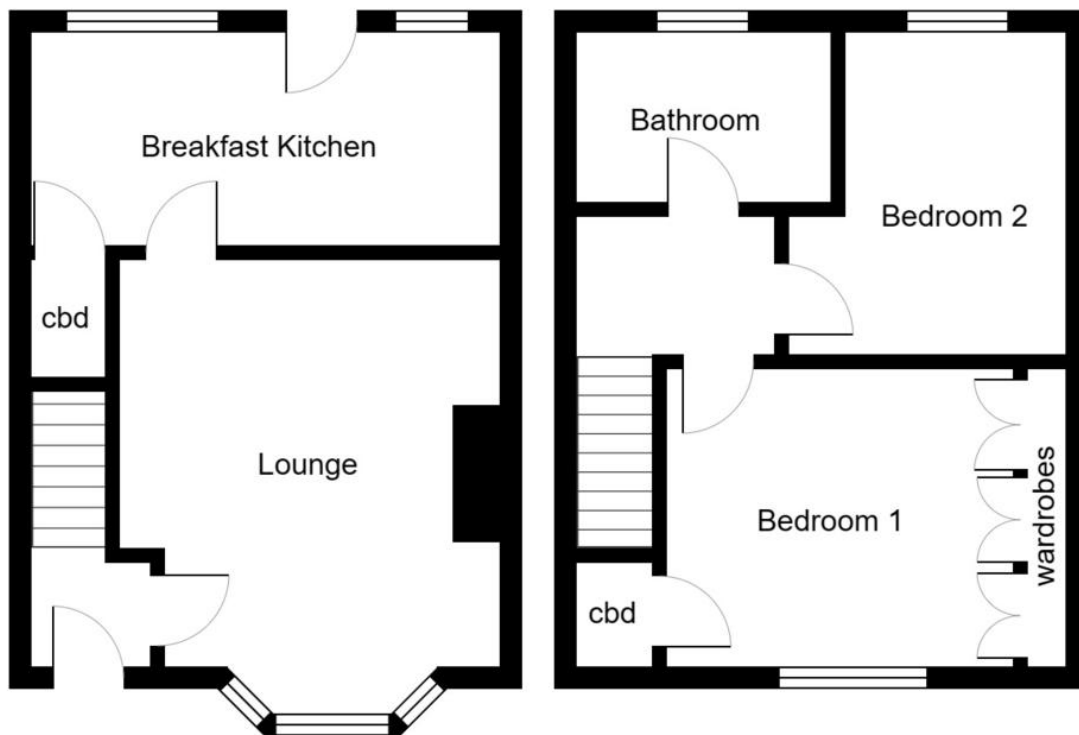
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Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

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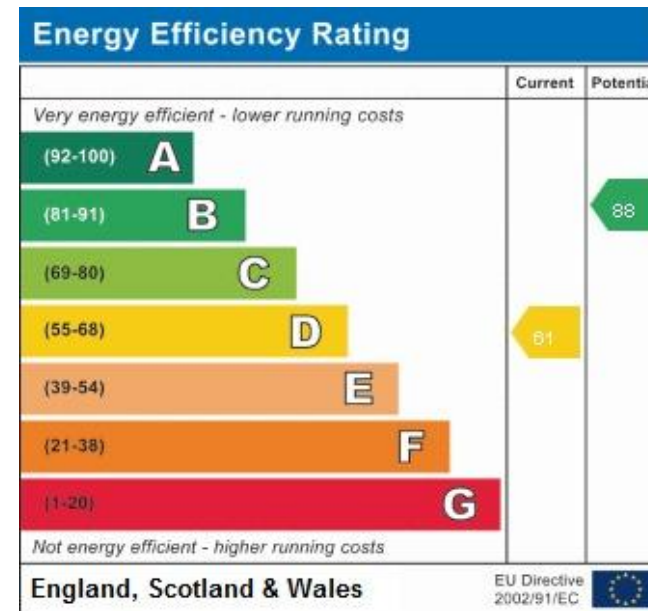
Monday to Friday 9am to 5pm

Saturday 10am to 1pm.



**DRAFT FLOOR PLAN - AWAITING VENDORS' APPROVAL**

All measurements are approximate and for display purposes only



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