



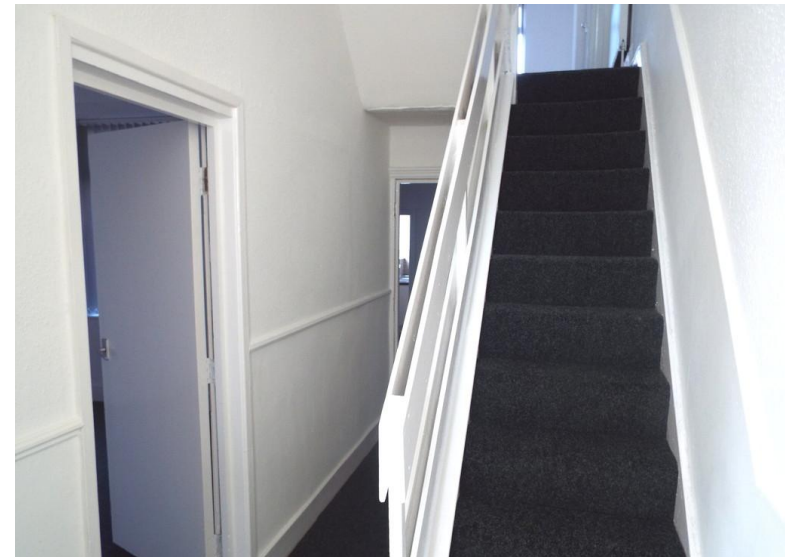
39 May Street

Hull

HU5 1PQ

Guide Price £125,000

We offer onto the market this good-sized end house which is offered with NO CHAIN INVOLVED! The accommodation, which benefits from gas central heating and uPVC double glazing, briefly comprises Open Porch, Entrance Hall, 3 Reception Rooms, Kitchen with units, Lobby with Cloakroom/WC (off), on the first floor there are 3 Bedrooms and Bathroom/WC and outside there is a forecourt and courtyard to the rear. This is an ideal opportunity for the investor or as a family home. The property has been freshly decorated therefore in ready-to-move-into condition. The property is situated in a popular and convenient area.



Property Features

- End House
- 3 Bedrooms
- 3 Reception Rooms
- Gas Central Heating and uPVC Double Glazing
- Ideal First Time Buyer or Investor
- No Chain Involved
- Popular Location
- Viewing Recommended

Full Description

LOCATION

The property is situated off Beverley Road therefore good access for local facilities including shops, public transport and schools and convenient travelling distance for Hull City centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

OPEN PORCH

ENTRANCE HALL

With entry door and overhead obscured window, staircase leading to the first floor, single central heating radiator, under-stairs recess and cupboard.

FRONT SITTING ROOM

13' 6" x 12' 9" (4.11m x 3.89m)

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

SECOND RECEPTION ROOM

12' 2" x 11' 9" (3.71m x 3.58m)

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

THIRD RECEPTION ROOM

11' 1" x 10' 3" (3.38m x 3.12m)

Measured into recess. With uPVC double glazed window which overlooks the side, single central heating radiator and built-in cupboard housing boiler serving central heating and hot water.

KITCHEN

10' 1" x 10' 11" (3.07m x 3.33m)

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

REAR LOBBY

With half obscured double glazed entry door leading to the rear.

CLOAKROOM (OFF)

With small wash hand basin, low level WC, uPVC double glazed window which overlooks the rear and single central heating radiator.



Full Description

FIRST FLOOR

LANDING

With single central heating radiator and access to the roof void area.

BEDROOM 1

16' 8" x 11' 2" (5.08m x 3.4m)

Measured into recess. With 2 uPVC double glazed windows which overlook the front, built-in base cupboard and single central heating radiator.

BEDROOM 2

12' 2" x 11' 9" (3.71m x 3.58m)

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

BEDROOM 3

10' 9" x 9' 10" (3.28m x 3m)

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

BATHROOM

6' 8" x 5' 2" (2.03m x 1.57m)

With panelled bath and separate shower over, pedestal wash hand basin, low level WC, fully-tiled walls, uPVC obscured double glazed window which overlooks the side, shower screen, extractor and built-in cupboard.

OUTSIDE

To the front of the property there is a forecourt area with brick walling, wrought iron fencing and gate and to the rear there is a courtyard area with concrete built store, paved and gravelled areas and private side 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.

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.

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

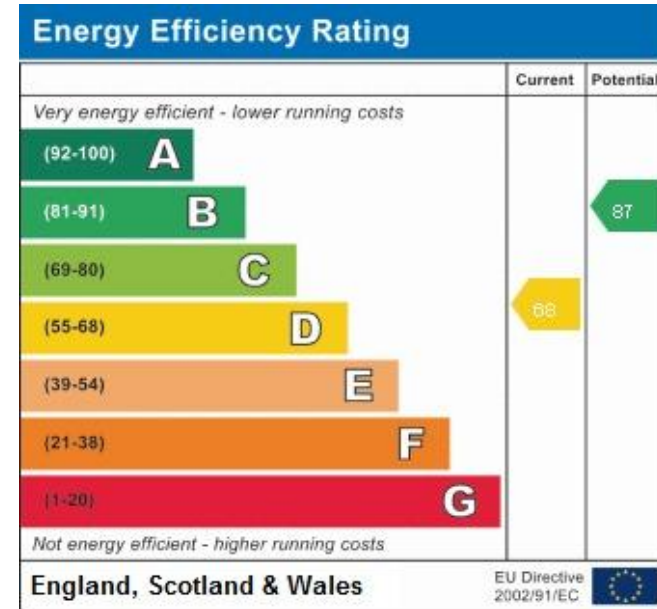
Saturday 10am to 1pm.





DRAFT FLOOR PLAN ONLY - AWAITING VENDORS APPROVAL

All measurements are approximate and for display purposes only



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