



50 Portobello Street

Hull

HU9 3JE

Guide Price £115,000

We offer onto the market this 3 Bedroom middle house which is an ideal opportunity for the first time buyer, family or investor. The property benefits from gas radiator central heating and uPVC double glazing and briefly comprises Entrance Hall, front Reception Room, Lounge, Kitchen with fitted units, on the first floor there are 3 Bedrooms, Bathroom/WC and fixed staircase to Loft Space and outside there is a forecourt and good sized rear garden. Situated in this convenient location close to local amenities.



Property Features

- Middle House
- 3 Bedrooms
- 2 Reception Rooms
- Gas Central Heating and uPVC Double Glazing
- Good Size Rear Garden
- Ideal For First Time Buyer Or Investor
- Convenient Location
- Viewing Recommended

Full Description

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

LOCATION

The property is situated just off Holderness Road therefore very handily located for local facilities including shops, public transport, schools, East Park and good travelling distance for Hull City centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With uPVC double glazed entry door with motif window, dado rail, radiator with feature cover and laminate flooring.

LOUNGE

12' 4" x 12' 1" (3.76m x 3.68m)

Measured into bay and recess. With uPVC double glazed bay window which overlooks the front, fireplace, cornice to the ceiling, radiator, dado rail and picture railing.

DINING ROOM

15' 5" x 11' 9" (4.7m x 3.58m)

With chimney breast and wood burning stove, TV point, dado rail, cornice to the ceiling, laminate flooring, staircase leading to the first floor and radiator with feature cover.

KITCHEN

15' 7" x 8' 5" (4.75m x 2.57m)

With a one and a half bowl sink with drainer and mixer tap, fitted base and wall-mounted units, worktop surface areas, double central heating radiator, cupboard housing boiler serving central heating and hot water, uPVC double glazed windows which overlook the side and rear, plumbing for automatic washing machine, extractor and half uPVC obscured double glazed door which leads to the rear garden.

FIRST FLOOR

LANDING

With dado rail and single central heating radiator.

BEDROOM 1

11' 0" x 14' 3" (3.35m x 4.34m)

Measurements excluding recess. With two uPVC double glazed windows which overlook the front, double central heating radiator and TV point.

BEDROOM 2

9' 3" x 9' 2" (2.82m x 2.79m)



Full Description

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

BEDROOM 3

8' 10" x 8' 8" (2.69m x 2.64m)

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

BATHROOM

5' 2" x 7' 6" (1.57m x 2.29m)

With bath and tiled surrounds with separate shower over, vanity wash hand basin with mixer tap, low level WC, uPVC obscured double glazed window which overlooks the side, extractor, tiled areas and radiator with feature cover.

FIXED STAIRCASE FROM LANDING

Heading to :-

BOARDED OUT LOFT SPACE

14' 0" x 10' 10" (4.27m x 3.3m)

With uPVC double glazed skylight window, single central heating radiator, down lighters and access to eaves area.

OUTSIDE

To the front of the property there is a forecourt area and to the rear there is a good sized garden with fencing on perimeters.

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.

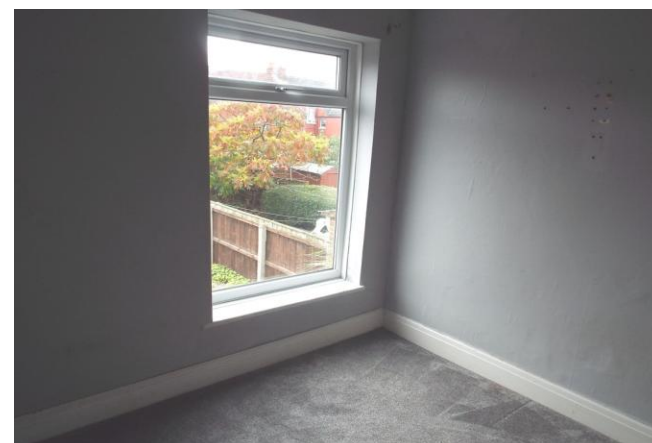
Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if travelling some distance to view the property.

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 - AWAITING VENDOR'S APPROVAL
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements