



3 Carisbrooke Villas

Reynoldson Street, Hull

HU5 3BN

£79,950

NO CHAIN INVOLVED! Attention first-time-buyers and investors! An ideal opportunity to purchase a very smart 2 Bedroom middle house benefiting from gas central heating and uPVC double glazing. The accommodation briefly comprises:- Lounge, fitted Kitchen, Lobby leading to Bathroom/WC and on the first floor 2 Bedrooms. Outside there is a forecourt and courtyard to the rear. The well-presented property is well worth a viewing and is situated in this convenient location.



Property Features

- Delightful Middle House
- 2 Bedrooms
- Gas Central Heating
- uPVC Double Glazing
- Ideal First-Time-Buy/Investment
- No Chain Involved
- Well-Presented
- Convenient Location

Full Description

LOCATION

The property is situated off Newland Avenue and therefore boasts access to local amenities including shops, bars, bistros, restaurants and public transport. Also convenient for Hull University and travelling distance to Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

LOUNGE

15' 5" x 11' 1" (4.7m x 3.38m)

Measured into bay. With fire surround with "marble" inset and hearth, cornice to the ceiling, single central heating heating, uPVC double glazed bay window which overlooks the front, half uPVC double glazed entry door with overhead

window, TV point, laminate flooring.

KITCHEN

11' 2" x 8' 2" (3.4m x 2.49m)

With a stainless steel sink and drainer with mixer tap, fitted base and wall-mounted units with worktop surface areas, breakfast bar, single central heating radiator, understairs storage cupboard, uPVC double glazed window which overlooks the rear, extractor/cooker hood, plumbing for automatic washing machine and laminate flooring.

LOBBY

With a half uPVC double glazed entry door leading to the courtyard, laminate flooring.

BATHROOM

9' 5" x 5' 7" (2.87m x 1.7m)

With a panelled bath having mixer tap and separate shower over and screen, vanity wash hand basin with mixer tap, low level WC, double central heating, laminate flooring, cornice to the ceiling, extractor, uPVC obscured double glazed window which overlooks the side.

FIRST FLOOR

LANDING

With access to roof void area.

BEDROOM 1

11' 4" x 10' 2" (3.45m x 3.1m)

With uPVC double glazed window which overlooks the front,



Full Description

feature fireplace, single central heating radiator, cornice to the ceiling.

BEDROOM 2

11' 5" x 8' 3" (3.48m x 2.51m)

With uPVC double glazed window which overlooks the rear, built-in cupboard, fitted cupboard housing boiler serving central heating and hot water, single central heating radiator, cornice to the ceiling.

OUTSIDE

To the front of the property there is a small garden area with fencing and path. To the rear, there is a courtyard 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.

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.

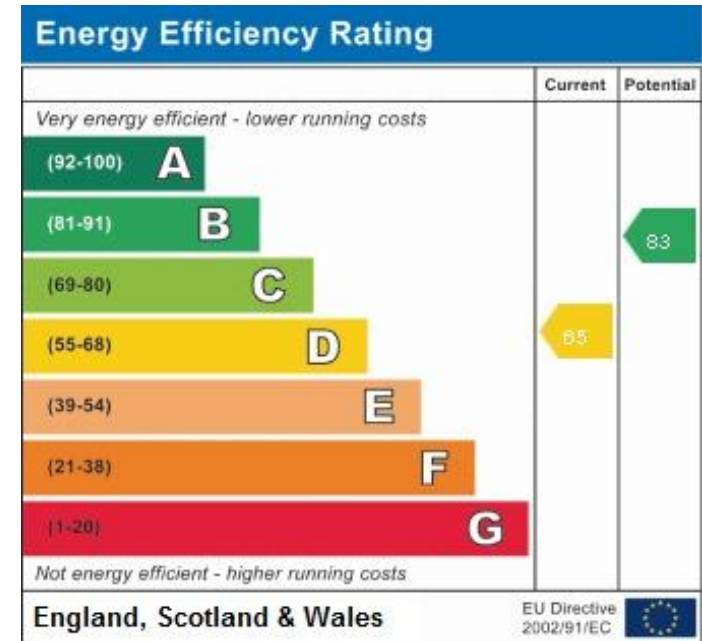
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Monday to Friday 9am to 5pm
Saturday 10am to 1pm.





All measurements are approximate and for display purposes only



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