



## 32 Sidmouth Street

Hull

HU5 2LB

£112,500

OFFERED WITH NO CHAIN INVOLVED, this 3 Bedroomed middle house benefits from gas central heating and uPVC double glazing and briefly comprises the following accommodation: Open Porch, Entrance Hall, 23ft long Through Lounge, Kitchen, Lobby, Bathroom/WC and to the first floor there are 3 Bedrooms. Outside is a forecourt and courtyard to the rear. The property requires some repair and general updating but offers great potential as a family home or investment opportunity. Situated in this very popular and convenient location which is also handily located for Hull University.



## Property Features

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- No Chain Involved
- Middle House
- 3 Bedrooms
- Gas Central Heating
- uPVC Double Glazing
- Requires Some Repair & Refurbishment
- Great Opportunity
- Convenient Location

## Full Description

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### LOCATION

Sidmouth Street is a very popular area, very handy for Hull University. The area boasts excellent amenities including shops, bars, bistros and restaurants and also convenient travelling distance for Hull city centre.

### OPEN PORCH

### ENTRANCE HALL

With an entry door, single central heating radiator and staircase leading to the first floor.

### THROUGH LOUNGE

23' 6" x 11' 9" (7.16m x 3.58m)

With uPVC glazed window which overlooks the front, uPVC double glazed window which overlooks the rear, double and

single central heating radiators, TV point, understairs recess and cupboard.

### KITCHEN

9' 10" x 7' 5" (3m x 2.26m)

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

### LOBBY

With built in cupboard and half uPVC double glazed entry door which leads to the rear and tiled flooring.

### BATHROOM

7' 11" x 5' 3" (2.41m x 1.6m)

With panelled bath with separate shower over, pedestal wash hand basin, low level WC, two uPVC double glazed windows which overlook the rear and side, single central heating radiator, tiled areas.

### FIRST FLOOR

### LANDING

Access to the roof void area.

### BEDROOM 1

15' 2" x 11' 3" (4.62m x 3.43m)

uPVC double glazed window which overlooks the front, single central heating radiator and cornice to the ceiling.





## Full Description

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### BEDROOM 2

12' 10" x 9' 9" (3.91m x 2.97m)

uPVC double glazed window which overlooks the rear, built-in cupboards and single central heating radiator.

### BEDROOM 3

9' 8" x 8' 1" (2.95m x 2.46m)

With uPVC double glazed window which overlooks the rear, cupboard housing boiler serving central heating & hot water, single central heating radiator.

### OUTSIDE

To the front of the property there is a forecourt with brick walling, wooden gate and path and to the rear there is a courtyard with brick walling, fencing to perimeters, paved area and timber gate leading to 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

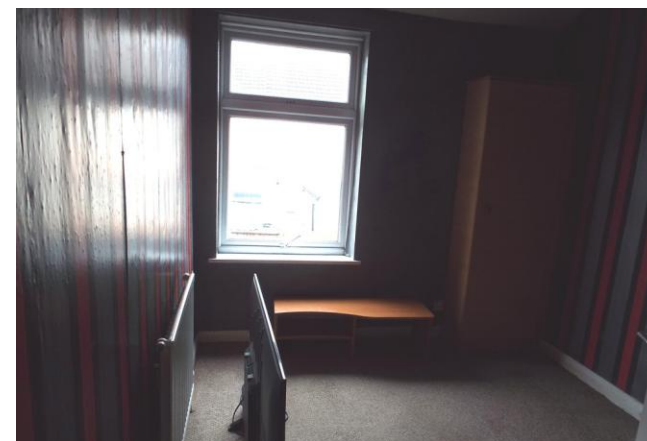
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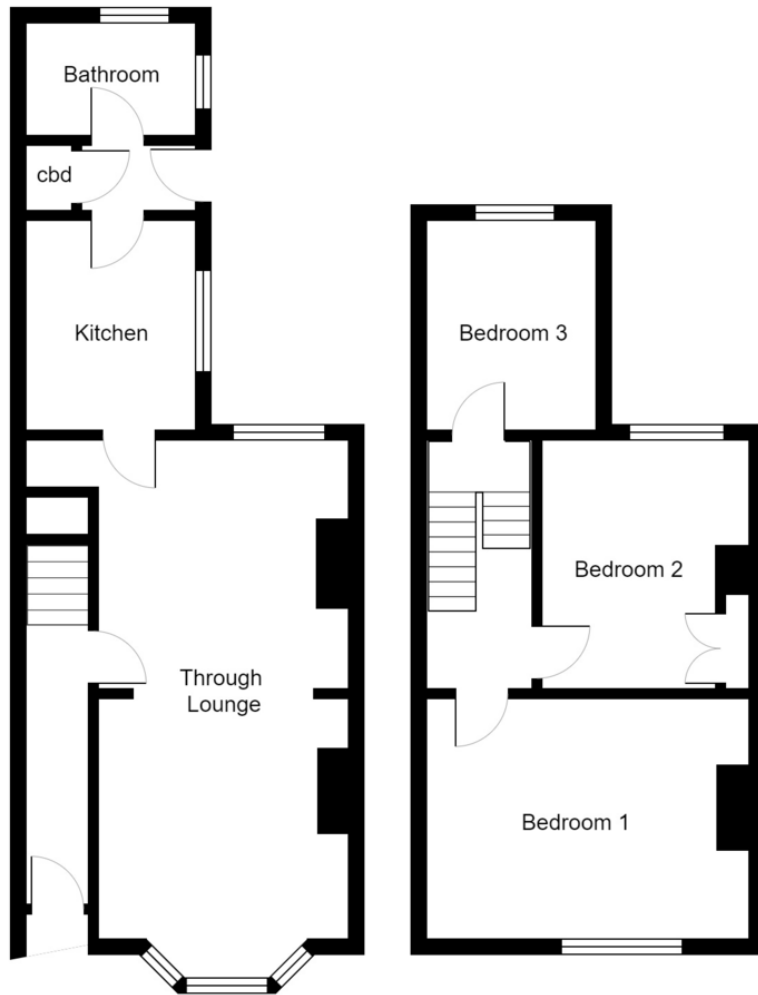
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Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

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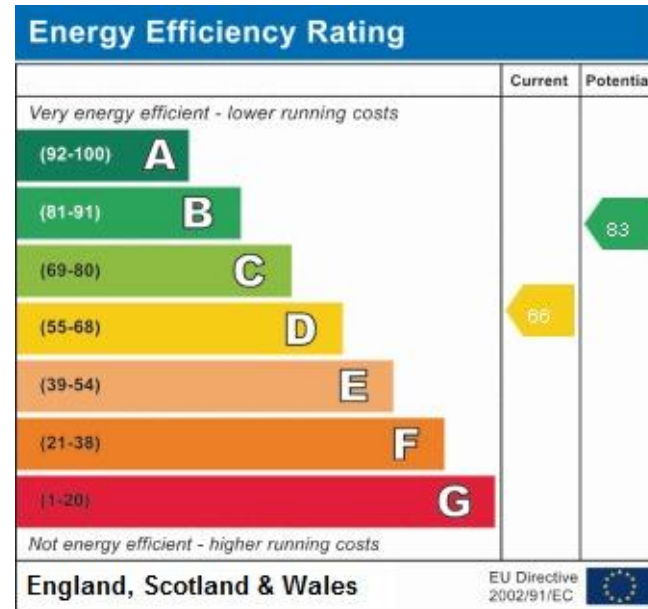
Monday to Friday 9am to 5pm  
Saturday 10am to 1pm.





DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only



79 Newland Avenue  
Hull  
East Yorkshire  
HU5 2AL

www.neilkayes.co.uk  
info@neilkayes.co.uk  
01482 472900

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