



82 Wharnccliffe Street

Hull

HU5 3NA

£89,950

NO CHAIN INVOLVED! We offer onto the market this popular-style, 2 Bedroom end terraced house benefiting from gas central heating. Briefly the accommodation includes Enclosed Porch, Lounge, fitted Kitchen, Lobby, Bathroom/WC, Veranda which leads to the rear courtyard and on the first floor, 2 Bedrooms. This is an ideal opportunity for the first-time-buyer or investor. Situated in this very popular and convenient location.



Property Features

- End Terraced House
- 2 Bedrooms
- Gas Central Heating
- Newly Carpeted
- Ideal First-Time-Buy/Investment
- Replaced Pantile Roof
- Popular Location
- No Chain Involved

Full Description

LOCATION

The property is situated in this convenient area close to local amenities including shops, public transport, schools and convenient travelling distance for Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE LOBBY

Via entry door. Half obscured door leads to :-

LOUNGE

11' 7" x 15' 0" (3.53m x 4.57m)

Measured at widest points. With obscured entry door, window overlooking the front, fire surround, tiled inset and hearth, TV

point, cornice to the ceiling, dado rail, single central heating radiator and window to dividing wall between lounge and kitchen.

KITCHEN

8' 11" x 9' 1" (2.72m x 2.77m)

Measurements exclude recess. With a single sink and drainer, fitted base and wall-mounted units with worktop surface areas and tiled surrounds, slimline Indesit oven and 4 ring combined gas hob, extractor/cooker hood, window which overlooks the rear, understairs recess area and cupboard and single central heating radiator.

REAR LOBBY/UTILITY AREA

With a half glazed door leading to the Veranda, plumbing for automatic washing machine, worktop surface area and wall-mounted cupboard.

ENCLOSED VERANDA

With entry door which leads to rear courtyard.

BATHROOM

6' 6" x 5' 10" (1.98m x 1.78m)

With a panelled bath having handle grips and mixer tap with shower attached, shower screen, pedestal wash hand basin with mixer tap, low level WC, walls are fully-tiled, single central heating radiator, extractor and obscured window overlooking the side.

FIRST FLOOR



Full Description

LANDING

With access to the roof void area.

BEDROOM 1

11' 8" x 14' 1" (3.56m x 4.29m)

Measured into half bay. With window overlooking the front, built-in cupboard and single central heating radiator.

BEDROOM 2

9' 11" x 8' 7" (3.02m x 2.62m)

With window overlooking the rear, double central heating radiator and built-in cupboard housing boiler serving central heating and hot water.

OUTSIDE

To the front of the property there is a forecourt area and to the rear, there is a courtyard with side gate leading to pedestrian access, fencing on perimeters, external tap.

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.

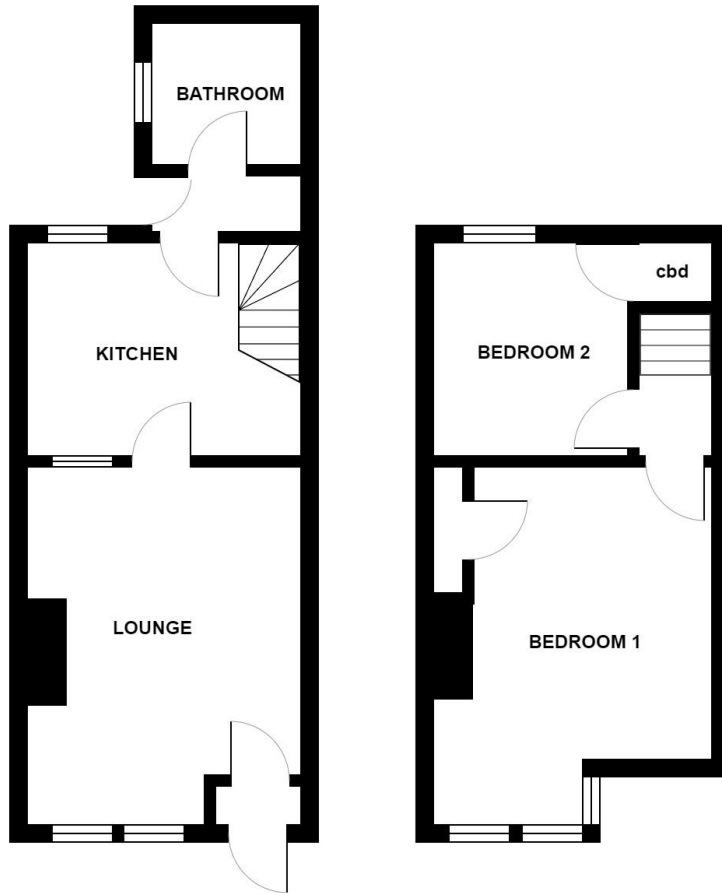
Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT

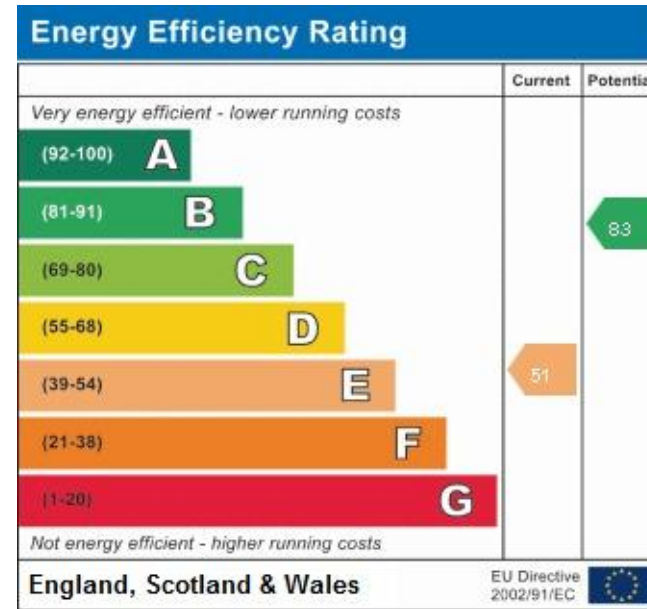
Monday to Friday 9am to 5pm

Saturday 10am to 1pm.





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

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