



## 64A Lambert Street

Hull

HU5 2SH

Guide Price £100,000

An ideal opportunity to purchase this modern 2 Bedroom end 'mews-style' house tucked away in a small cul-de-sac setting of just 3 houses off Lambert Street. Currently Let at £595 per month therefore is an ideal opportunity for the investor. The property, which benefits from electric radiator central heating and uPVC double glazing, briefly comprises the following accommodation Lounge with Dining Area, spacious fitted Kitchen including integrated oven and hob, on the first floor there are 2 Bedrooms and Bathroom/WC and outside there is parking allocated to the front of the house within the setting. Situated in this very convenient location, viewing recommended! All three of this terrace of properties are available for sale at a Guide Price of £300,000.



## Property Features

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- 'Mews Style' Property
- End House
- 2 Bedrooms
- Electric Radiator Heating
- uPVC Double Glazing
- Currently Let At £595 Per Month
- Ideal Investment Opportunity
- Parking Space

## Full Description

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### LOCATION

The property is situated off Newland Avenue close to local amenities including a wide range of shops, bars, bistros and restaurants, also schools and public transport as well as Hull University and good travelling distance for Hull city centre.

### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### LOUNGE/DINING AREA

17' 4" x 12' 2" (5.28m x 3.71m)

With uPVC double glazed entry door, uPVC double

glazed window which overlooks the front, under-stairs storage cupboard, 2 electric radiators, TV point and stairs leading to the first floor.

##### GOOD-SIZED FITTED KITCHEN

12' 11" x 12' 0" (3.94m x 3.66m)

With stainless steel sink with drainer and mixer tap, fitted base and wall-mounted units, worktop surface areas, built-in under oven and 4 ring electric hob, 2 skylight windows, plumbing for automatic washing machine, extractor/cooker hood and electric radiator.

##### CLOAKROOM (OFF)

With wash basin, WC and extractor.

##### FIRST FLOOR

##### LANDING

##### BEDROOM 1

9' 3" x 10' 2" (2.82m x 3.1m)

Measured into recess. With 2 uPVC double glazed windows which overlook the front and electric radiator.

##### BEDROOM 2

12' 8" x 8' 5" (3.86m x 2.57m)

With uPVC double glazed display window which overlooks the rear and electric radiator.



## Full Description

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### BATHROOM

6' 4" x 5' 5" (1.93m x 1.65m)

With panelled bath and separate shower over, pedestal wash hand basin, low level WC, wall-mounted electric heater, tiled areas and extractor.

### OUTSIDE

The cul-de-sac is privately owned and any necessary rights of way will be granted for the owner of the property to use the cul-de-sac for access to the property, subject to a contribution towards any maintenance required to the cul-de-sac. There is a parking space to the front of the property.

### 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.

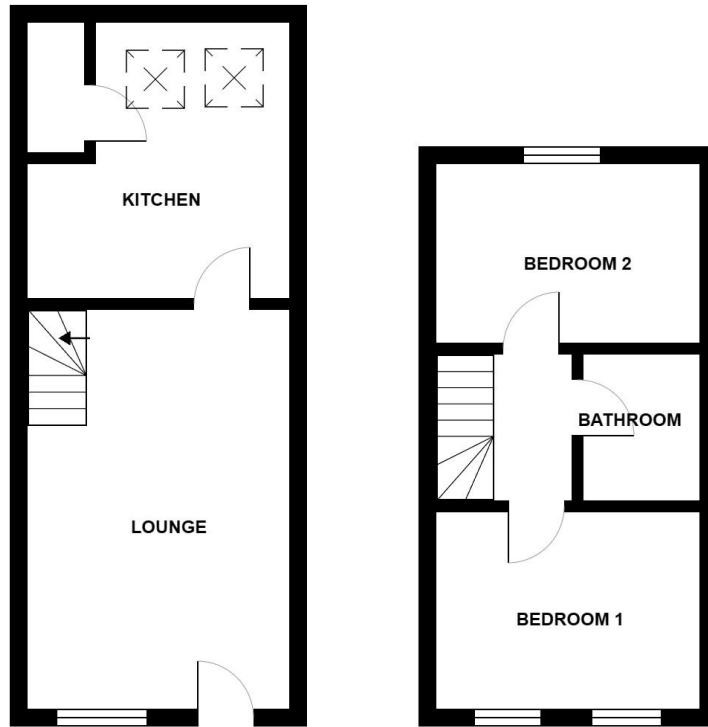
Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if travelling some distance to view the property.

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

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