



7 Tavistock Street

Hull

HU5 2LH

Guide Price £125,000

We offer onto the market this 3 Bedroom middle house currently Let at £695 per month. The property, which benefits from gas central heating and uPVC double glazing, briefly comprises the following Open Porch, Entrance Hall, two Reception Rooms, fitted Kitchen including oven and hob, Bathroom and separate WC, on the first floor there are 3 Bedrooms and outside there is a forecourt and lawned garden to the rear. The property, which provides a good investment opportunity, is situated in this very convenient location close to a wide range of local facilities.



Property Features

- Middle House
- 2 Reception Rooms
- 3 Bedrooms
- Lawned Garden To The Rear
- Gas Central Heating and uPVC Double Glazing
- Good Investment Opportunity
- Currently Let At £695pcm
- Close To Local Facilities

Full Description

LOCATION

The property is situated in this convenient area which boasts excellent amenities including shops, bars, bistros, restaurants, public transport and convenient travelling distance for Hull City centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

OPEN PORCH

ENTRANCE HALL

With an entry door with overhead window, single central heating radiator, laminate flooring, stairs to the first floor and part cornice to the ceiling.

FRONT SITTING ROOM

13' 1" x 11' 3" (3.99m x 3.43m)

Measured into bay and recess. With uPVC double glazed bay window which overlooks the front, single central heating radiator and cornice to the ceiling.

SECOND RECEPTION ROOM

12' 4" x 11' 7" (3.76m x 3.53m)

With uPVC double glazed French doors leading to the rear garden, single central heating radiator, laminate flooring, cornice to the ceiling and under-stairs storage cupboard.

KITCHEN

12' 7" x 8' 0" (3.84m x 2.44m)

With stainless steel round sink and drainer, fitted base and wall-mounted units, worktop surface areas, extractor/cooker hood, space saver heater, built-in under oven, 4 ring gas hob, laminate flooring, half obscured uPVC double glazed window which overlooks the side, tiled areas, down lighters, plumbing for automatic washing machine and boiler serving central heating and hot water.

BATHROOM

5' 4" x 4' 11" (1.63m x 1.5m)

With panelled bath with mixer tap and separate shower over, pedestal wash hand basin with mixer tap, two part-tiled walls, uPVC obscured double glazed window which overlooks the rear, wall-mounted towel rail/radiator and laminate flooring.



Full Description

SEPARATE WC

With low level WC, single central heating radiator, small wash basin, uPVC obscured double glazed window which overlooks the side and laminate flooring.

FIRST FLOOR

LANDING

BEDROOM 1

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

Measured into recess. With uPVC double glazed window which overlooks the front and single central heating radiator.

BEDROOM 2

12' 5" x 8' 2" (3.78m x 2.49m)

Measurements excluding recess. With fitted wardrobes with overhead cupboard, built-in cupboard, uPVC double glazed window which overlooks the rear, single central heating radiator and access to the roof void area.

BEDROOM 3

8' 7" x 9' 9" (2.62m x 2.97m)

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

OUTSIDE

To the front of the property there is a forecourt area with wrought iron gate and to the rear there is a garden with paved area and wall, fencing on perimeters, conifers, shed, external tap connected 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.

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

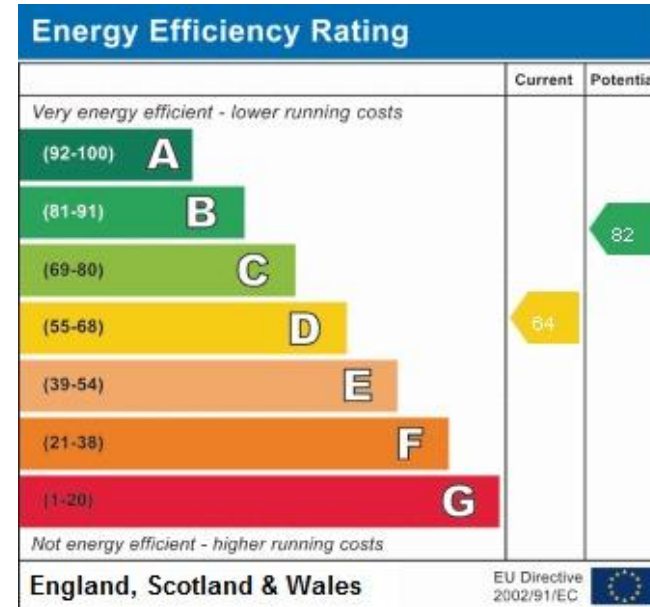
Monday to Friday 9am to 5pm

Saturday 10am to 1pm.



DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only



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