

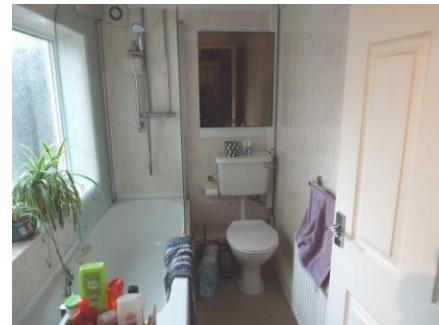
190 Newland Avenue

Hull

HU5 2NE

£115,000

We are pleased to offer to the market this 2 Bedroom end house, ideal as either an investment or family home, which is currently tenanted on an Assured Shorthold Tenancy achieving £595pcm (two months' notice can be provided to the tenant if vacant possession is required). The property benefits from gas central heating and uPVC double glazing and briefly comprises Open Porch, Entrance Hall, Through Lounge/Dining Room, Kitchen, Bathroom/WC and on the first floor 2 Bedrooms. Outside there is a forecourt garden, side garden and small rear courtyard. The vendor also has access over a small park at the rear with keys for the gate. Situated in this very convenient and popular location.



Property Features

- End House
- Gas Central Heating
- 2 Bedrooms
- Side Garden & Rear Park Access
- Good-Size Accommodation
- Currently Rented At £595pcm On Periodic Tenancy
- uPVC Double Glazing
- Convenient Location

Full Description

THESE DETAILS ARE DRAFT DETAILS ONLY AND ARE AWAITING APPROVAL BY THE VENDOR

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LOCATION

The property is situated on Newland Avenue itself which boasts an excellent range of amenities including shops, bars, bistros, restaurants, public transport, schools and good access for Hull University. Also convenient travelling distance for Hull city centre itself.

THE ACCOMMODATION COMPRISES

OPEN PORCH

ENTRANCE HALL

With a uPVC double glazed entry door and overhead window, staircase leading to the first floor, part cornice to the ceiling.

LOUNGE

13' 4" x 11' 2" (4.06m x 3.4m)

Measured into bay and recess. With uPVC double glazed bay window which overlooks the front, coving to the ceiling, central heating radiator. Opening to:-

DINING AREA

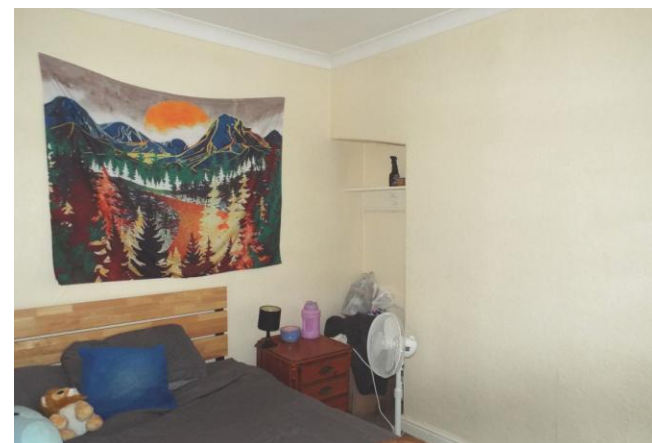
11' 7" x 11' 0" (3.53m x 3.35m)

Measured into recess. With uPVC double glazed windows overlooking the side and rear, cupboard housing boiler, understairs storage cupboard, central heating radiator.

FITTED KITCHEN

12' 2" x 6' 2" (3.71m x 1.88m)

With a range of fitted base and wall-mounted units with worktop surface areas, stainless steel sink and drainer, laminate



Full Description

flooring, automatic washing machine, fridge freezer, electric cooker point, uPVC double glazed window which overlooks the side, half uPVC double glazed door which leads to the side.

BATHROOM

7' 11" x 4' 6" (2.41m x 1.37m)

With suite in white comprising panelled bath with mixer tap, shower over and screen, pedestal wash hand basin and low level WC. Obscured double glazed window which overlooks the side, extractor, central heating radiator, walls are fully-tiled.

FIRST FLOOR

LANDING

BEDROOM 1

14' 8" x 11' 1" (4.47m x 3.38m)

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

BEDROOM 2

10' 9" x 9' 3" (3.28m x 2.82m)

With uPVC double glazed window which overlooks the rear, central heating radiator, coving to the ceiling.

OUTSIDE

There is a forecourt garden to the front with brick-walling, path and gate. There is a side garden area with brick-walling and path and to the rear there is a small enclosed

courtyard with brick-walling and external tap connected. The vendor informs us that he has access to the park at the rear with a key to the gate.

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.

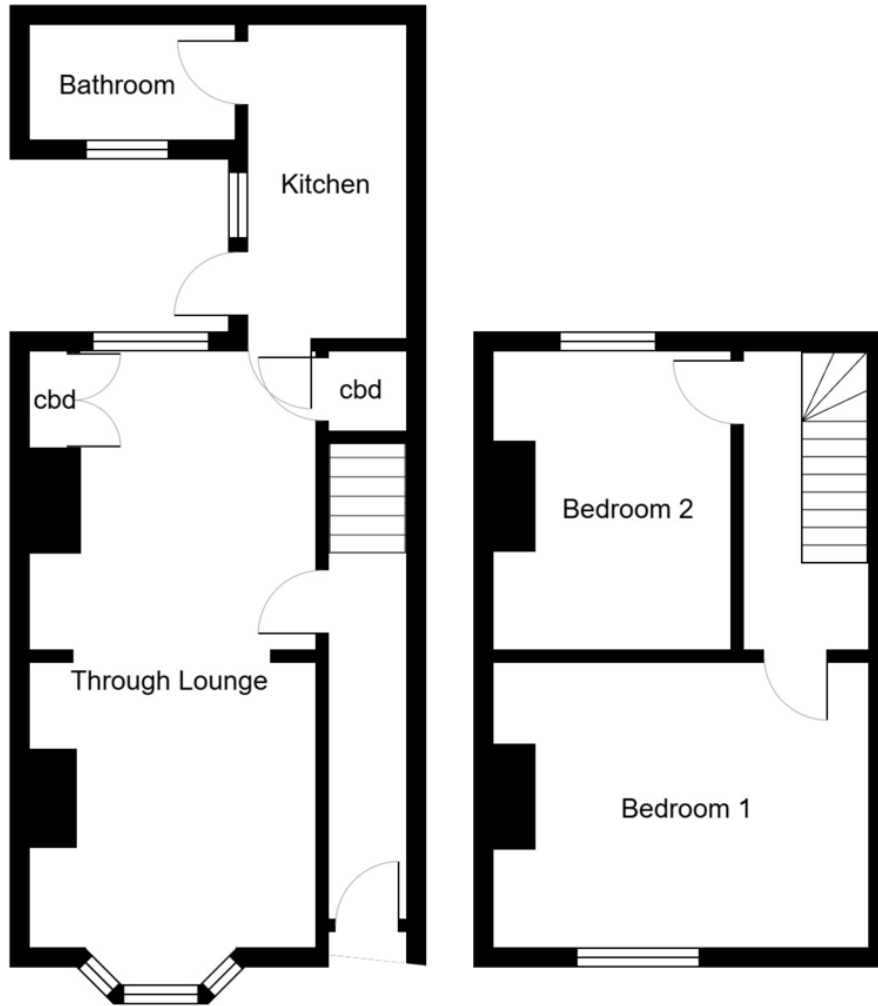
Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if travelling some distance to view the property.

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

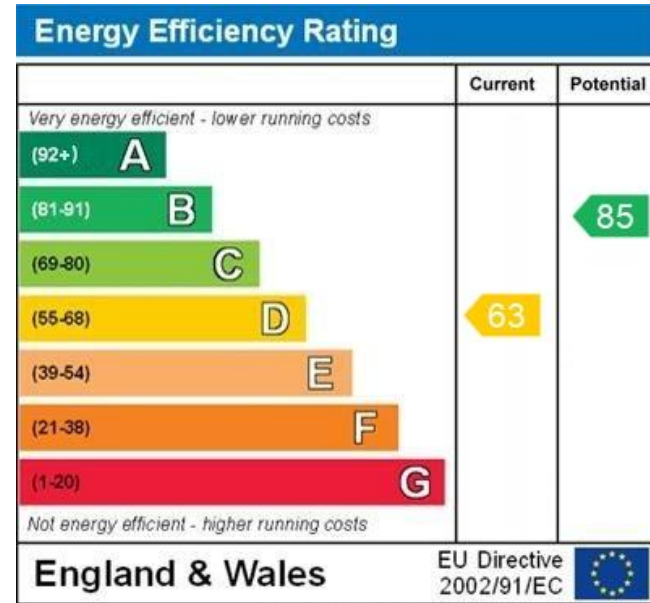
Monday to Friday 9am to 5pm

Saturday 10am to 1pm.



DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only



WWW.EPC4U.COM

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