



104 Alexandra Road

Hull

HU5 2NX

Guide Price £110,000

Offered with NO CHAIN INVOLVED, this 3 Bedroom middle house provides good-size accommodation ideal for a family home or investment. The property which requires a programme of refurbishment, offers great potential but does benefit from gas central heating and uPVC double glazing. The accommodation briefly comprises:- Open Porch, Entrance Hall, 2 Reception Rooms, Kitchen with fitted units, Lobby and Bathroom/WC (off) and on the first floor, 3 Bedrooms. Outside there is a forecourt garden and rear side courtyard area. Situated in this very convenient location.



Property Features

- Middle House
- 3 Bedrooms
- 2 Reception Rooms
- Gas Central Heating
- uPVC Double Glazing
- Require Refurbishment and General Upgrading
- Great Potential
- No Chain Involved

Full Description

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LOCATION

The property is situated off Newland Avenue which boasts an excellent range of amenities including shops, bars, bistros, restaurants, school, public transport and is also convenient for Hull University and for travelling distance to Hull city centre itself.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

OPEN PORCH

ENTRANCE HALL

With a uPVC double glazed entry door, single central heating radiator, staircase leading to the first floor, cornice to the ceiling.

FRONT SITTING ROOM

16' 3" x 11' 5" (4.95m x 3.48m)

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

SECOND RECEPTION ROOM

14' 9" x 12' 0" (4.5m x 3.66m)

Measured at widest points. With uPVC double glazed window which overlooks the rear, single central heating radiator, fire surround, understairs cupboard and recess.

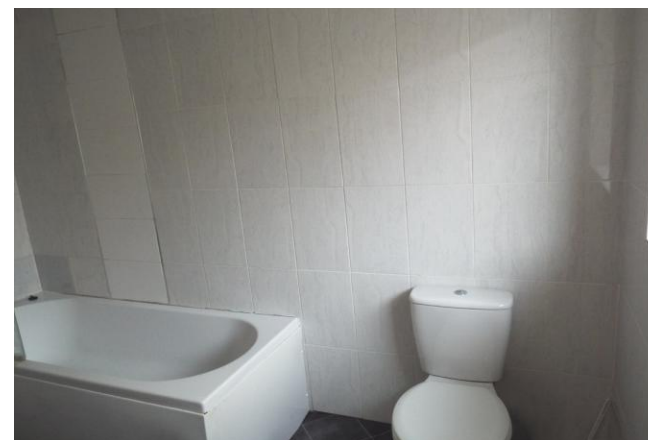
KITCHEN

10' 3" x 9' 0" (3.12m x 2.74m)

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

REAR LOBBY

With single central heating radiator, wall-mounted boiler serving central heating and hot water, uPVC double glazed window which overlooks the side, half obscured uPVC double glazed door which leads to the rear courtyard.



Full Description

BATHROOM

9' 7" x 4' 10" (2.92m x 1.47m)

With a panelled bath having separate shower over and screen, pedestal wash hand basin, low level WC, wall-mounted chrome heated towel rail/radiator, extractor, walls are fully-tiled, uPVC obscured double glazed window which overlooks the rear.

FIRST FLOOR

LANDING

With access to the roof void area, cornice to the ceiling.

BEDROOM 1

13' 10" x 13' 3" (4.22m x 4.04m)

Measured up to wardrobes. With fitted wardrobes on one wall with overhead cupboards, dressing table unit, two uPVC double glazed window which overlook the front, two single central heating radiators.

BEDROOM 2

11' 0" x 8' 6" (3.35m x 2.59m)

Measurement excludes recess. With uPVC double glazed window which overlooks the rear, single central heating radiator, cornice to the ceiling, built-in cupboard.

BEDROOM 3

10' 4" x 9' 0" (3.15m x 2.74m)

With a uPVC double glazed window which overlooks the rear, single central heating radiator, fitted wardrobe and overhead cupboards.

OUTSIDE

To the front of the property there is a gravelled forecourt with brick-walling and fencing on the perimeters, path and gate. To rear of the property there is a mainly side courtyard area with brick-walling on the perimeters and timber 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

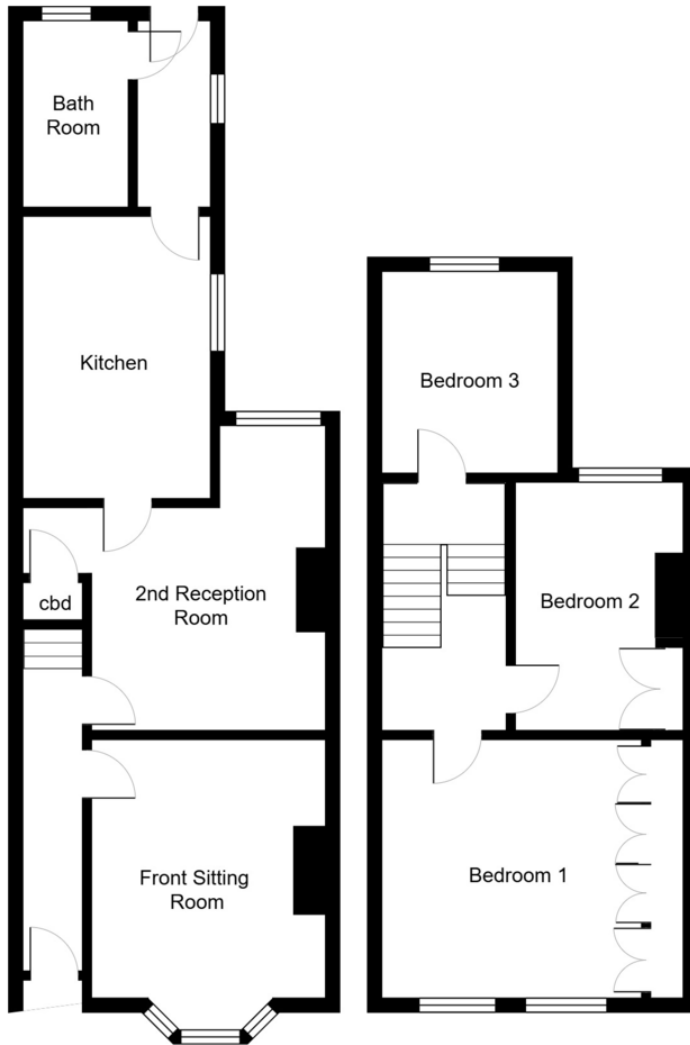
TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

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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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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