



6 Woolsheds Close

Hull

HU5 4GD

Offers Over £145,000

We are proud to present to the market this recently refurbished and beautifully-presented, 2 Bedroom middle house with the benefit of two parking spaces to the front. The property also benefits from gas radiator central heating, uPVC double glazing and briefly comprises of the following accommodation:- Entrance Hall, Kitchen, Lounge leading to Conservatory and on the first floor, 2 Bedrooms and Bathroom/WC. To the rear, there is a lovely, low-maintenance rear garden which is a wonderful sun trap! Ideal property for the first time buyer - in "ready-to-move-into" condition! Viewing highly recommended!



Property Features

- Beautifully-Presented
- Recently Refurbished
- Middle House
- 2 Bedrooms
- Conservatory
- Low-Maintenance Garden
- Two Car Parking Spaces
- Must Be Viewed

Full Description

LOCATION

The property is situated off National Avenue close to local schools including the popular Bricknell Primary School and lies within reach of good local facilities including the neighbouring village of Cottingham. There are also good public transport links to Hull city centre itself as well as Hull University.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With entry door and built-in cupboard.

CLOAKROOM/WC (OFF)

With low level WC, corner pedestal wash hand basin with mixer

tap, single central heating radiator, extractor.

An arch from the entrance hall leads to:-

KITCHEN

7' 6" x 6' 6" (2.29m x 1.98m)

With a single sink and drainer with mixer tap, fitted base and wall-mounted units with worktop surface areas and tiled surrounds, integrated oven and four ring gas hob, extractor/cooker hood, uPVC double glazed window overlooking the front, plumbing for automatic washing machine.

LOUNGE

15' 1" x 12' 9" (4.6m x 3.89m)

With white fire surround with tiled hearth and gas fire, stairs leading to the first floor, laminate flooring, double central heating radiator, TV and telephone points and uPVC double glazed French doors lead to:-

UPVC CONSERVATORY

9' 8" x 9' 1" (2.95m x 2.77m)

Of uPVC construction with uPVC double glazed windows and uPVC double glazed door leading to the rear garden, single central heating radiator and central light with fan.

FIRST FLOOR

LANDING

With access to roof void area.

BEDROOM 1

12' 11" x 7' 7" (3.94m x 2.31m)

With two uPVC double glazed windows overlooking the front,



Full Description

single central heating radiator, fitted wardrobes.

BEDROOM 2

13' 1" x 8' 4" (3.99m x 2.54m)

With built-in cupboard, uPVC double glazed window overlooking the rear, single central heating radiator, fitted wardrobe and shelving, telephone point.

BATHROOM

6' 6" x 6' 1" (1.98m x 1.85m)

Being panelled PVC panelled with panelled bath with mixer tap and separate shower over with screen, low level WC, vanity wash hand basin with storage under, extractor fan and towel radiator.

OUTSIDE

To the front of the property there is a paved area and parking for two cars together with a convenient store adjacent to the front door. The rear enjoys a delightful garden with artificial grass, patio, path and gate, water feature and fencing on the perimeters.

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.

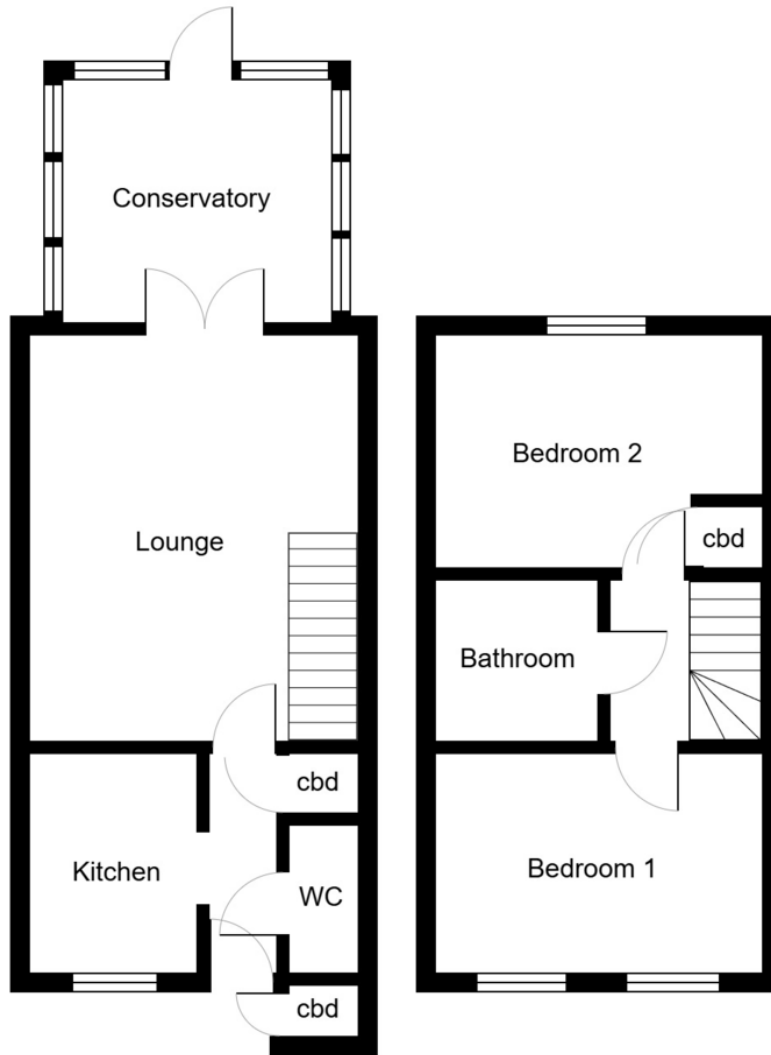
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Monday to Friday 9am to 5pm
Saturday 10am to 1pm.







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		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

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