



## 301 Park Avenue West

Hull

HU5 4DG

£175,000

Offered with NO CHAIN INVOLVED we bring to the market this 3 Bedroom middle House situated in this very popular and desirable area just off Chanterlands Avenue. The accommodation briefly comprises of Entrance Hall, spacious 25ft long Lounge/Diner, fitted Kitchen including integrated appliances, Lobby which leads to Wet Room/WC, on the first floor there are 3 Bedrooms and Shower Room and the outside enjoys garden area to the front, good sized rear garden which is low maintenance together with rear vehicular access leading to double Carport providing good vehicular parking.





## Property Features

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- Middle House
- Good Size Garden
- 3 Bedrooms
- Rear Vehicular Access Plus Large Carport
- 1 Wet Room Plus 1 Shower Room
- Very Desirable & Popular Area
- Gas Central Heating/uPVC Double Glazing
- No Chain Involved

## Full Description

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### LOCATION

The property enjoys an end of cul-de-sac setting and is located just off Chatterlands Avenue therefore close to all local amenities including shops, public transport, schools and good travelling distance for Hull City centre.

### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

With uPVC double glazed entry door and uPVC double glazed side window, delved shelving, single central heating radiator, staircase leading to the first floor, under-stairs storage cupboard and recess.

##### SPACIOUS LOUNGE/DINING AREA

25' 2" x 13' 0" (7.67m x 3.96m)

With uPVC double glazed bay window which overlooks the front, feature fireplace, open fire with tiled inset and hearth, uPVC double glazed door with windows which lead to the rear, built-in cupboard, dado rail, cornice to the ceiling and two central heating radiators.

##### FITTED KITCHEN

16' 4" x 7' 1" (4.98m x 2.16m)

With a one and a half bowl stainless steel sink having drainer and mixer tap, fitted base and wall-mounted units, worktop surface areas, double central heating radiator, plumbing for automatic washing machine, extractor, integrated fridge/freezer, cornice to the ceiling, built-in double oven, 4 ring electric hob, uPVC double glazed window which overlooks the side and half uPVC double glazed entry door which leads to the rear garden.

##### LOBBY

With fitted double cupboard and leading to :-

##### WET ROOM

7' 8" x 7' 5" (2.34m x 2.26m)

With shower, pedestal wash hand basin, low level WC, extractor, two uPVC double glazed windows which overlook the side and rear and tall radiator.

##### FIRST FLOOR

##### LANDING

With access to the roof void area.

##### BEDROOM 1

13' 5" x 9' 8" (4.09m x 2.95m)

Measured into bay. With uPVC double glazed bay window which



## Full Description

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overlooks the front, single central heating radiator, cornice to the ceiling, fitted wardrobes and overhead cupboards.

### BEDROOM 2

11' 3" x 11' 10" (3.43m x 3.61m)

With uPVC double glazed window which overlooks the rear, fitted wardrobes and overhead cupboards, TV point, built-in cupboard and single central heating radiator.

### BEDROOM 3

8' 2" x 8' 3" (2.49m x 2.51m)

With uPVC double glazed window which overlooks the front, single central heating radiator, wall-mounted boiler serving central heating and hot water.

### SHOWER ROOM

6' 0" x 5' 4" (1.83m x 1.63m)

With shower cubide, vanity wash hand basin, low level WC, fully-tiled walls, heated chrome towel rail, uPVC obscured double glazed window which overlooks the rear and extractor.

### OUTSIDE

To the front of the property there is a garden area with path, gravelled area and fencing on perimeters and to the rear of the property there is a low maintenance garden which is paved and has storage shed, fencing on perimeters, rear vehicular access which leads to good size double Carport area which is covered and has two entry doors providing good vehicular parking.

### 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

### Energy Efficiency Rating

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

79 Newland Avenue  
Hull  
East Yorkshire  
HU5 2AL

www.neilkayes.co.uk  
info@neilkayes.co.uk  
01482 472900

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