



## 18 Hinderwell Street

Hull

HU5 3QN

Offers Invited £95,000

We offer onto the market this 3 Bedroom end terraced house which is arranged on three levels and benefits from uPVC double glazing, gas central heating however the property does require some repair and some general updating but offers great potential. The generous-size accommodation comprises of Entrance Hall, 2 Reception Rooms, Dining Kitchen on the first floor Master Bedroom, Bathroom, separate Shower Room/WC and on the second floor, 2 further Bedrooms. Outside there is a forecourt area and courtyard to the rear.



## Property Features

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- End Terraced House
- 3 Bedrooms
- 2 Reception Rooms
- Bathroom + Shower Room/WC
- uPVC Double Glazing and Gas Central Heating
- General Updating Required
- Great Potential
- Viewing Recommended

## Full Description

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### LOCATION

The property is situated off Princes Avenue close to local amenities including shops, bars, bistros, restaurants, public transport and good travelling distance for Hull city centre.

### THE ACCOMMODATION COMPRISES

#### OPEN PORCH

#### ENTRANCE HALL

With a half obscured entry door, single central heating radiator, laminate flooring, dado rail, staircase leading to the first floor and some original features to the wall and ceiling.

#### FRONT SITTING ROOM

13' 8" x 12' 10" (4.17m x 3.91m)

Measured into bay and recess. With uPVC double glazed window

which overlooks the front, laminate flooring, double central heating radiator, dado rail, shelving to recess and original cornice and rose to the ceiling.

#### 2ND RECEPTION ROOM

11' 2" x 14' 2" (3.4m x 4.32m)

With fire surround with tiled inset and hearth, double central heating radiator, dado rail, cornice to ceiling, double glazed uPVC window which overlooks the rear and built in understairs storage cupboard with lighting.

#### DINING KITCHEN

13' 7" x 9' 2" (4.14m x 2.79m)

With fitted base and wall mounted units, work top surface areas, stainless steel single sink and drainer unit, cornice to the ceiling, single central heating radiator, tiled flooring, plumbing for automatic washing machine and uPVC double glazed window which overlooks the side, uPVC double glazed door leading to the rear.

#### FIRST FLOOR

#### LANDING

With feature window which overlooks the rear, dosed staircase leading to the 2nd floor and understairs storage cupboard.

#### BEDROOM 1

17' 9" x 11' 3" (5.41m x 3.43m)

Measured approx. With two uPVC double glazed windows which overlook the front, original cornice to the ceiling, recess area with shelving and double central heating radiator.



## Full Description

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### BATHROOM

11' 8" x 6' (3.56m x 1.83m)

With a panelled bath, handle grips, pedestal wash hand basin, single central heating radiator, cornice to the ceiling and uPVC double glazed obscured window which overlooks the rear.

### SHOWER ROOM

10' 8" x 4' 10" (3.25m x 1.47m)

With shower cubide, pedestal wash hand basin, low level WC, built in storage cupboards, single central heating radiator, tiled areas and cornice to the ceiling.

### SECOND FLOOR

#### LANDING

Built in cupboard housing newly installed boiler serving central heating and hot water.

#### BEDROOM 2

13' 11" x 9' 6" (4.24m x 2.9m)

Measured approx and including recess areas. With velux window, single central heating radiator.

#### BEDROOM 3

17' 7" x 9' 4" (5.36m x 2.84m)

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

#### OUTSIDE

To the front of the property there is a forecourt area with concrete

walling and path. To the rear is a courtyard with concrete and brick walling to 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

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.

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Monday to Friday 9am to 5pm

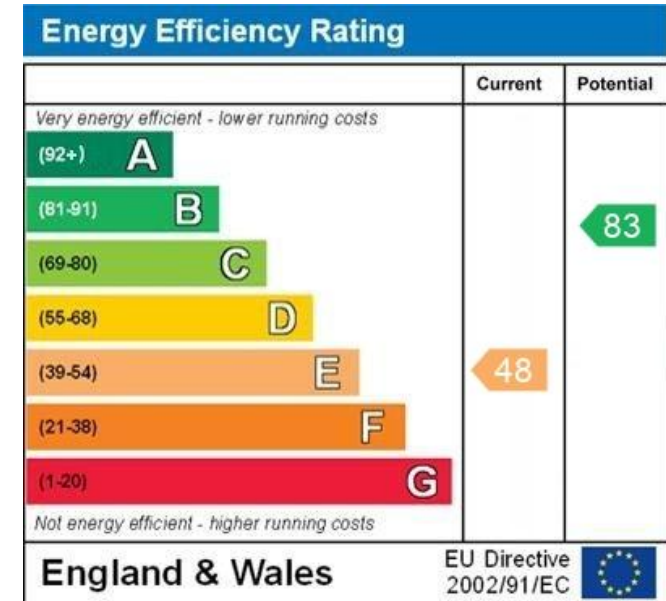
Saturday 10am to 1pm.





DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only



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