



29 Welwyn Park Drive

Hull

HU6 7DX

Guide Price £139,950

We are delighted to offer onto the market this outstanding 2 Bedroom end house which has been refurbished in recent years to a high standard. The property which benefits from gas central heating and uPVC double glazing, briefly comprises of Enclosed Porch, Lounge, fitted Dining Kitchen and on the first floor, 2 Bedrooms and Bathroom/WC. Outside enjoys a fantastic large garden together with summerhouse. This property has to be viewed to be fully-appreciated and is situated in this very popular location - a truly lovely home!



Property Features

- End House
- Gas Central Heating/uPVC Double Glazing
- 2 Bedrooms
- Fantastic Large Garden
- Internal Inspection Essential
- Delightful Accommodation
- Summerhouse
- Very Popular Location

Full Description

LOCATION

The property is situated in this very popular area close to local amenities including shops, public transport and good schools (the local school borders the property).

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENCLOSED PORCH

With a feature uPVC entry door with side and overhead windows, half-stained door leads to:-

ENTRANCE LOBBY

With staircase leading to the first floor and double central heating radiator.

LOUNGE

12' 6" x 9' 6" (3.81m x 2.9m)

With a half uPVC double glazed bay window which overlooks the front, further uPVC double glazed window which overlooks the side, chimney breast with stone hearth and multi-fuel stove, TV point, double central heating radiator, shelving to recess.

FITTED DINING KITCHEN

14' 5" x 14' 0" (4.39m x 4.27m)

Measured at widest points and measurement narrows to 7'9". With stainless steel sink and drainer with mixer tap, fitted base and wall-mounted units with wooden worktop surface areas and tiled surrounds, extractor/cooker hood, downlighters, tall feature radiator, gas cooker point, uPVC double glazed French doors leading to the rear garden, uPVC double glazed window overlooking the rear.

FIRST FLOOR

LANDING

With access to the roof void area.

BEDROOM 1

11' 8" x 9' 11" (3.56m x 3.02m)

Measured into bay. With a half uPVC double glazed bay window which overlooks the front, built-in wardrobe and cupboard, downlighters and central heating radiator.

BEDROOM 2

10' 3" x 6' 11" (3.12m x 2.11m)

With uPVC double glazed window which overlooks the rear, built-in cupboard housing boiler serving central heating and hot water, single central heating radiator.

BATHROOM



Full Description

7' 3" x 7' 1" (2.21m x 2.16m)

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

OUTSIDE

To the front of the property there is a gravelled garden area with fencing and wrought-iron fencing on the perimeters with path and side path. The rear of the property enjoys a fantastic, large garden laid mainly to lawn with block-paved patio area, fencing on the perimeters, flowerbeds and includes a:-

SUMMERHOUSE

11' 4" x 9' 5" (3.45m x 2.87m)

Measured internally. With entry doors, power and lighting and electric radiator.

The property enjoys an open aspect adjoining the local school. There is also rear vehicular access which could provide parking within the garden if desired.

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

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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