



108b Somerset Street

Hull

HU3 3QH

£129,950

NO CHAIN INVOLVED! We offer onto the market this outstanding 3 Bedroom middle house which has been refurbished to a high standard and in "ready-to-move-into" condition. This property, which must be viewed, benefits from gas central heating, uPVC double glazing and enjoys a good-size rear garden. The accommodation (with brand-new floor coverings and freshly decorated throughout) briefly comprises Open Porch, Entrance Hall, 2 Reception Rooms, brand-new modern fitted Kitchen including integrated appliances, Lobby/Utility Room/Second WC and on the first floor there are 3 Bedrooms and Bathroom/WC. This one is not to be missed!



Property Features

- Middle Terraced House
- 3 Bedrooms
- 2 Reception Rooms
- Outstanding Accommodation
- Refurbished To High Standard
- Good-Size Rear Garden
- uPVC Double Glazing/Gas Central Heating
- No Chain Involved

Full Description

LOCATION

The property is situated in this popular and convenient area close to local amenities including shops, public transport, schools and good travelling distance for Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

OPEN PORCH

ENTRANCE HALL

With half glazed entry door, staircase leading to the first floor and single central heating radiator.

LOUNGE

13' 8" x 11' 6" (4.17m x 3.51m)

Measured into bay and recess. With uPVC double glazed bay window overlooking the front, double central heating radiator, chimney breast and cornice to the ceiling.

SECOND RECEPTION ROOM

12' 5" x 13' 0" (3.78m x 3.96m)

Measured into recess. With two uPVC double glazed French doors leading to the rear garden, cornice and rose to the ceiling, double central heating radiator and under-stairs storage cupboard.

BRAND NEW FITTED KITCHEN

14' 8" x 9' 8" (4.47m x 2.95m)

With single resin sink and drainer with mixer tap, fitted base and wall-mounted units, worktop surface areas with tiled surrounds, built-in under oven with 4 ring electric hob, cupboard housing boiler serving central heating and hot water, double central heating radiator, down lighters and uPVC double glazed window which overlooks the side.

LOBBY AREA

Opening to :-

UTILITY ROOM

8' 6" x 9' 1" (2.59m x 2.77m)

Measured at widest points and including Lobby Area. With fitted cupboard, worktop surface area, uPVC double glazed window which overlooks the side, plumbing for automatic washing machine, single central heating radiator and low level WC.

FIRST FLOOR

LANDING

With access to the roof void area.



Full Description

BEDROOM 1

13' 9" x 15' 7" (4.19m x 4.75m)

Measured into bay and recess. With uPVC double glazed bay window overlooking the front and further uPVC double glazed window, fitted wardrobes which are mirrored to the front and double central heating radiator.

BEDROOM 2

11' 9" x 12' 1" (3.58m x 3.68m)

Measured into recess. With uPVC double glazed window which overlooks the rear, double central heating radiator and built-in wardrobe with mirrored doors to the front.

BEDROOM 3

9' 7" x 7' 9" (2.92m x 2.36m)

Measurements excluding recess. With uPVC double glazed window which overlooks the rear and single central heating radiator.

BATHROOM

6' 2" x 6' 2" (1.88m x 1.88m)

With panelled bath having handle grips, mixer tap and separate shower over, fully-tiled walls, pedestal wash hand basin, low level WC, uPVC obscured double glazed window which overlooks the side, extractor, single central heating radiator and tiled flooring.

OUTSIDE

To the front of the property there is a forecourt with brick walling, wrought iron gate and path and to the rear there is a good size Garden with brick stone walling and fencing on perimeters and gate which is shared with the adjoining property for pedestrian access.

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.

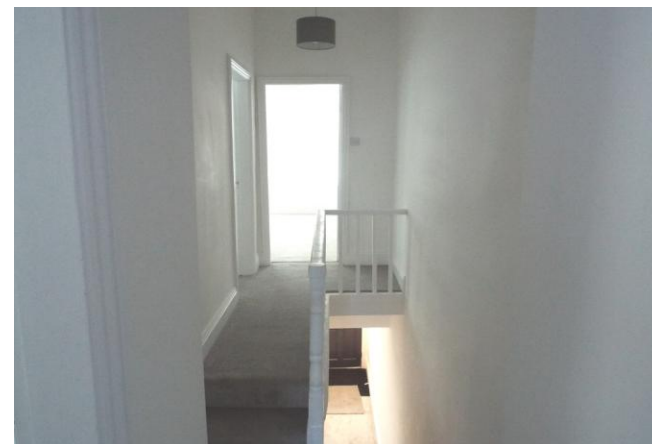
Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if travelling some distance to view the property.

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.

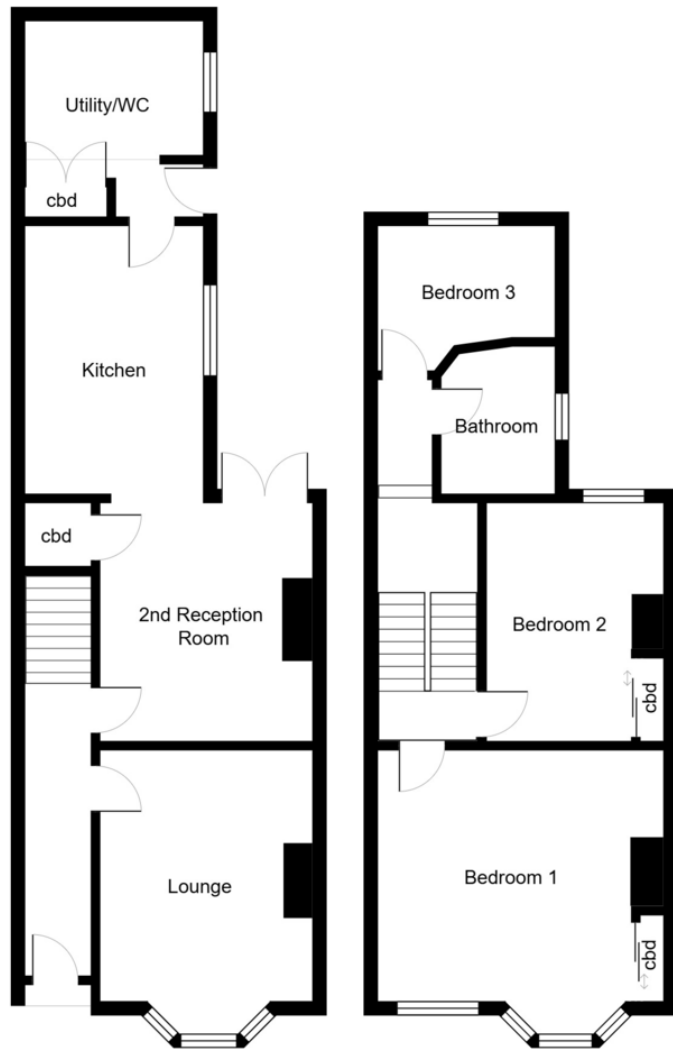
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Monday to Friday 9am to 5pm

Saturday 10am to 1pm.







DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 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 and 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