



4 Lilac Avenue

Garden Village, Hull

HU8 8PT

Guide Price £194,950

We are delighted to offer onto the market this very well-presented and cared-for traditional-style semi detached house which must be viewed to be fully appreciated. The owners have meticulously maintained the property to a high standard which has been extended and benefits from gas central heating, uPVC double glazing and solar panning (owned by the vendor). Briefly the accommodation includes Enclosed Porch, Entrance Hall, Lounge opening to Dining Area, fitted Breakfast Kitchen including integrated appliances, Study/Snug, Bathroom WC/ and on the first floor, 3 Bedrooms (two having built-in wardrobes). Outside the property enjoys low-maintenance gardens together with rear vehicular access leading to hardstanding for parking. Situated in this very popular tree-lined area of Garden Villas - this one is not to be missed!



Property Features

- Traditional-Style Semi Detached House
- 3 Bedrooms
- Gas Central Heating/uPVC Double Glazing
- Solar Panelling (Owned by Vendor)
- Attractive Garden
- Rear Vehicular Access with Hardstanding
- Meticulously Maintained
- Viewing Essential

Full Description

LOCATION

The property is situated in this popular residential area of Garden Village which is highly-regarded and conveniently located for local facilities including shops, public transport and schools. Also convenient travelling distance for Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENCLOSED PORCH

With uPVC double glazed entry door, uPVC double glazed windows to the front and side, tiled flooring.

ENTRANCE HALL

With uPVC double glazed entry door, staircase leading to the first floor with spindled ballustrade, built-in understairs storage cupboard

and further built-in cupboard, laminate flooring, uPVC double glazed window which overlooks the side.

LOUNGE

16' 11" x 12' 6" (5.16m x 3.81m)

With uPVC double glazed window which overlooks the front, arch feature, recess with "marble" inset and hearth, laminate flooring, cornice and rose to the ceiling, TV point, central heating radiator. Arch feature leads to:-

DINING AREA

16' 0" x 8' 5" (4.88m x 2.57m)

With cornice to the ceiling, radiator, uPVC double glazed door and side window leads to:-

STUDY/SNUG

11' 3" x 8' 1" (3.43m x 2.46m)

With uPVC double glazed window which overlooks the rear, electric radiator, downlighters.

FITTED BREAKFAST KITCHEN

13' 10" x 10' 5" (4.22m x 3.18m)

With a stainless steel sink and drainer with mixer tap, fitted base and wall-mounted units with worktop surface areas, built-in under-oven, four ring electric hob, fitted breakfast table, further built-in cupboard which has plumbing for automatic washing machine, extractor, tiled flooring, uPVC double glazed window which overlooks the rear, further uPVC double glazed window which overlooks the front, integrated dishwasher, uPVC double glazed door leads to the rear garden.

BATHROOM/WC

7' 10" x 6' 6" (2.39m x 1.98m)

With shaped bath with mixer tap and separate shower over with



Full Description

screen, vanity wash hand basin, low level WC, single central heating radiator, downlighters, tiled flooring, uPVC double glazed window which overlooks the rear.

FIRST FLOOR

LANDING

With uPVC double glazed window which overlooks the side, laminate flooring, access to roof void area with loft ladder.

BEDROOM 1

11' 9" x 11' 4" (3.58m x 3.45m)

With uPVC double glazed window which overlooks the front, built-in wardrobes with sliding doors, laminate flooring, single central heating radiator, walk-in storage cupboard with lighting.

BEDROOM 2

11' 9" x 9' 0" (3.58m x 2.74m)

With uPVC double glazed window which overlooks the rear, single central heating radiator, laminate flooring, built-in wardrobes (one housing the boiler serving central heating and hot water).

BEDROOM 3

10' 3" x 8' 3" (3.12m x 2.51m)

With uPVC double glazed window which overlooks the rear, single central heating radiator, cornice to the ceiling, laminate flooring.

OUTSIDE

To the front of the property there is a pleasant mainly lawned garden with fencing and hedging to the perimeters and path and gate. To

the rear there is a delightful garden with large decked area, paved feature with lawn, path and hedging to perimeters, storage sheds, fencing and gate leading to secure gated hardstanding for parking via rear vehicular access.

TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

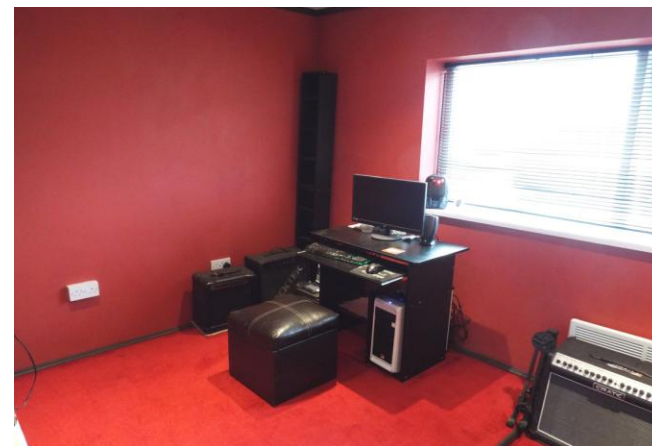
VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

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







DRAFT FLOOR PLAN ONLY - AWAITING VENDORS' APPROVAL

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	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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