



179 Ellerburn Avenue

Hull

HU6 9RH

Guide Price £125,000

Offered with NO CHAIN INVOLVED! We are delighted to bring to the market this outstanding 3 Bedroom semi detached house which must be viewed internally to be fully appreciated. The extremely well-presented accommodation which is in "ready-to-move-into" condition, briefly comprises:- Entrance Hall, 20ft long Lounge, fitted Breakfast Kitchen including integrated oven and hob and on the first floor, 3 Bedrooms and Bathroom/WC. Outside there is a good-size side drive providing vehicular parking together with a delightful generous rear garden. The property also benefits from gas central heating and uPVC double glazing. The property offers great, family-size accommodation and is not to be missed!



Property Features

- No Chain Involved
- Drive Access With Vehicular Parking
- Semi Detached House
- Outstanding Accommodation
- 3 Bedrooms
- Great Family Home
- Gas Central Heating/uPVC Double Glazing
- Good-Size Rear Garden

Full Description

THESE DETAILS ARE DRAFT DETAILS ONLY AND ARE AWAITING APPROVAL BY THE VENDOR

LOCATION

The property is situated in this convenient area close to local facilities including a variety of shopping facilities as well as Tesco supermarket on Hall Road, very close to schools, public transport and convenient travelling distance for Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With an entry door, staircase leading to first floor, laminate flooring, understairs storage cupboard, radiator with feature cover.

LOUNGE

20' 8" x 10' 4" (6.3m x 3.15m)

With chimney breast and feature fire, cornice to ceiling, laminate flooring, uPVC double glazed French doors which lead to the rear, uPVC double glazed window which overlooks the front, two single central heating radiators and TV point.

FITTED BREAKFAST KITCHEN

11' 7" x 10' 7" (3.53m x 3.23m)

With a range of fitted units including stainless steel round sink and drainer with mixer tap, fitted base and wall mounted units with worktop surface areas and tiled surrounds, built-in under-oven, four ring gas hob, breakfast bar, laminate flooring, two uPVC double glazed windows which overlook the rear and side, wall-mounted boiler serving central heating and hot water, plumbing for automatic washing machine, single central heating radiator, uPVC double glazed door which leads to the rear garden.

FIRST FLOOR

LANDING

With uPVC double glazed windows which overlook the front and side, cornice to ceiling and built-in cupboard.

BEDROOM 1

10' 4" x 9' 6" (3.15m x 2.9m)

With a half bay window which is uPVC double glazed and overlooks the front, small built-in cupboard, single central heating radiator and TV point.

BEDROOM 2

10' 5" x 9' 11" (3.18m x 3.02m)

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



Full Description

BEDROOM 3

10' 4" x 6' 3" (3.15m x 1.91m)

With uPVC double glazed window which overlooks the rear and cornice to the ceiling.

BATHROOM

7' 1" x 4' 10" (2.16m x 1.47m)

With a panelled bath with handle grips, pedestal wash hand basin, low level WC, Xpelair, tiled areas, uPVC double glazed window, single central heating radiator and cornice to the ceiling.

OUTSIDE

To the front of the property there is drive access providing good vehicular parking also gravelled which is low-maintenance, fencing on perimeters and path. The rear enjoys a generous-size garden with fencing and privet hedging on perimeters, useful storage shed, lawn, paved areas and path.

TENURE

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

VIEWINGS

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.

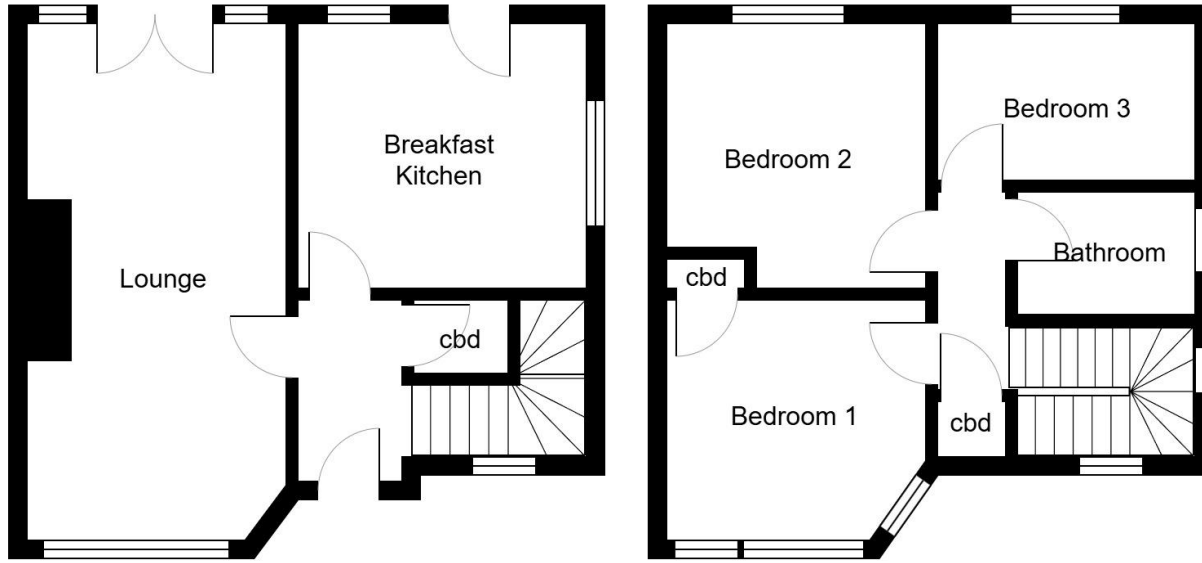
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NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	49 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