



26 Falmouth Street

Hull

HU5 2LS

Guide Price £135,000

Situated in this very popular location and close to Hull University, this good-size 3 Bedroom middle house offers a good potential investment opportunity or family home with NO CHAIN INVOLVED. The accommodation which benefits from gas central heating and uPVC double glazing, briefly comprises Open Porch, Entrance Hall, 2 Reception Rooms, Breakfast Kitchen and on the first floor, 3 Bedrooms and Shower Room/WC. Outside there is a forecourt and small rear garden.



Property Features

- Good-Size Middle House
- 3 Bedrooms
- 2 Reception Rooms
- Gas Central Heating
- uPVC Double Glazing
- Close to Hull University
- Popular Area
- No Chain Involved

Full Description

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

LOCATION

The property which is situated off Cottingham Road, is conveniently placed for excellent facilities including shops, public transport, bars, bistros, restaurants and convenient travelling distance for Hull city centre and just short walking distance to Hull University.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

OPEN PORCH

ENTRANCE HALL

With a uPVC obscured double door, laminate flooring, part cornice

to the ceiling, staircase leading to the first floor and single central heating radiator.

LOUNGE

13' 6" x 12' 1" (4.11m x 3.68m)
Measured into bay and recess. With uPVC double glazed bay window which overlooks the front, rose to ceiling and double central heating radiator.

DINING ROOM

12' 7" x 11' 6" (3.84m x 3.51m)
Measured into recess. With fire surround, double central heating radiator, uPVC double glazed window which overlooks the rear, understairs storage cupboard.

KITCHEN

16' 8" x 10' 6" (5.08m x 3.2m)
With stainless steel sink and drainer with mixer tap, fitted base and wall-mounted units with worktop surface areas and tiled surrounds, multi-paned door which leads to side, laminate flooring, plumbing for dishwasher and automatic washing machine, uPVC double glazed window which overlooks the rear, wall-mounted boiler serving central heating and hot water.

FIRST FLOOR

LANDING

With access to the roof void area and dado rail.

BEDROOM 1

14' 9" x 13' 10" (4.5m x 4.22m)
Measured into bay and excluding recess. With uPVC double glazed bay window which overlooks the front, two built-in cupboards and double central heating radiator.



Full Description

BEDROOM 2

11' 5" x 9' 3" (3.48m x 2.82m)

Measurement excludes recess. With built-in cupboard, uPVC double glazed window which overlooks the rear, single central heating radiator.

BEDROOM 3

10' 5" x 10' 3" (3.18m x 3.12m)

With uPVC double glazed window which overlooks the rear, single central heating radiator, fitted wardrobe.

SHOWER ROOM

5' 11" x 5' 8" (1.8m x 1.73m)

With shower cubide, pedestal wash hand basin, low level WC, uPVC obscured double glazed window which overlooks the side, walls are fully-tiled, single central heating radiator.

OUTSIDE

To the front of the property there is a forecourt area with wrought-iron fencing and to the rear, there is a garden with fencing and walling on the perimeters.

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.

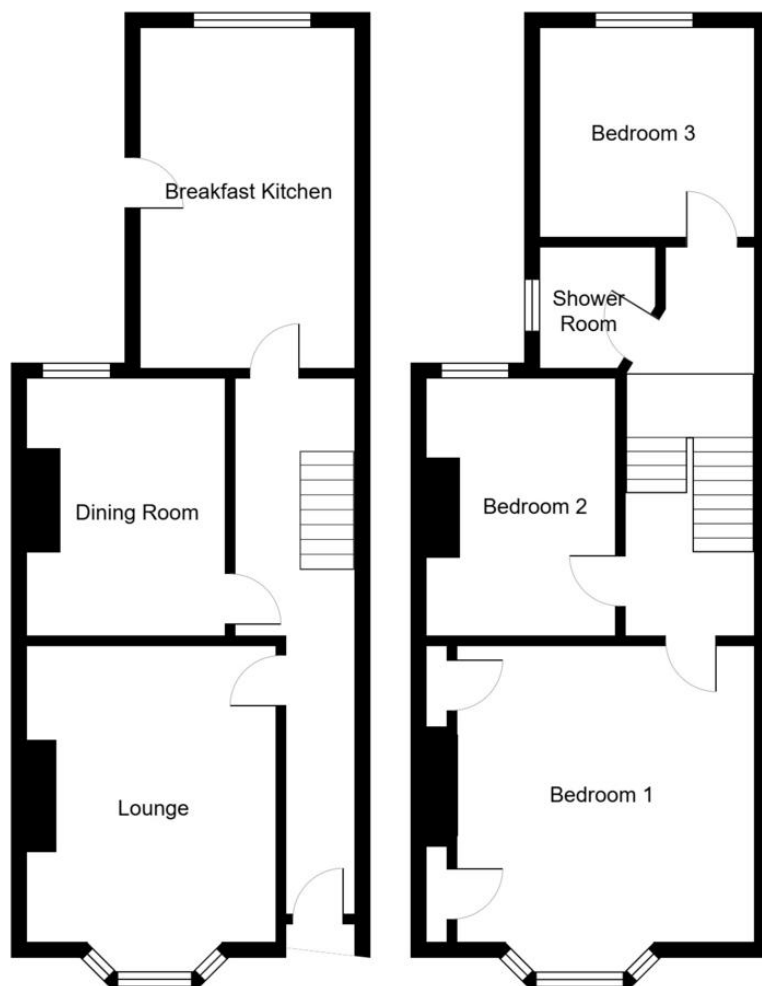
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NONE OF THE STATEMENTS CONTAINED IN THESE
PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED
UPON AS STATEMENTS OR REPRESENTATIONS OF FACT

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		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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