



## 56 Hotham Road North

Hull

HU5 4NL

Guide Price £195,000

NO CHAIN INVOLVED! We are delighted to offer onto the market this outstanding 4 Bedroom middle House providing meticulously maintained accommodation which is arranged on 3 floors and provides a great family home. The accommodation, which benefits from gas central heating and uPVC double glazing, briefly comprises Open Porch, Entrance Hall, Lounge, Dining Room opening to fitted Kitchen, on the first floor 3 Bedrooms, family Bathroom and staircase leading to the second floor with Master Bedroom with en-suite Shower Room. Outside to the front of the property there is private block-paved off-street parking and the rear enjoys a lawned garden together with rear vehicular access leading to concrete sectional Garage set within the garden. This beautiful home must be viewed to be fully appreciated!



## Property Features

---

- Outstanding Middle House
- Arranged On 3 Levels
- 4 Bedrooms
- 1 Bathroom & 1 En-Suite Shower Room
- Gas Central Heating/uPVC Double Glazing
- Presented To A High Standard
- Block Paved Parking Plus Garage To Rear
- No Chain Involved

## Full Description

---

### LOCATION

The property is situated in this highly regarded area ideal for local amenities including shops, good schools, public transport and travelling distance for Hull City centre itself.

### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### OPEN PORCH

##### ENTRANCE HALL

With a uPVC double glazed entry door and uPVC double glazed side and overhead windows, staircase leading to the first floor with spindle balustrade, single central heating radiator, dado rail, cornice to the ceiling, wooden flooring and two under-stairs storage cupboards.

##### DINING ROOM

10' 9" x 16' 7" (3.28m x 5.05m)

Measured at widest points. With double glazed patio doors leading to the rear garden, double central heating radiator, single central heating radiator, cornice to the ceiling, partly glazed French doors lead to:-

##### LOUNGE

12' 11" x 11' 2" (3.94m x 3.4m)

Measured into bay. With uPVC double glazed bay window which overlooks the front, fire surround with tiled inset, hearth and imitation gas fire, double central heating radiator, TV point, cornice to the ceiling.

##### FITTED KITCHEN

13' 7" x 9' 6" (4.14m x 2.9m)

Measurements narrowing to 5'9". Accessed via open area from the dining room. With a range of fitted base and wall-mounted units, worktop surface areas with tiled surrounds, stainless steel sink and drainer with mixer tap, double under oven, 5 ring gas hob, extractor/cooker hood, feature tall radiator, uPVC double glazed window which overlooks the rear, uPVC half glazed door which leads to the rear garden, laminate flooring, plumbing for automatic washing machine and plumbing for dishwasher and dryer.

#### FIRST FLOOR

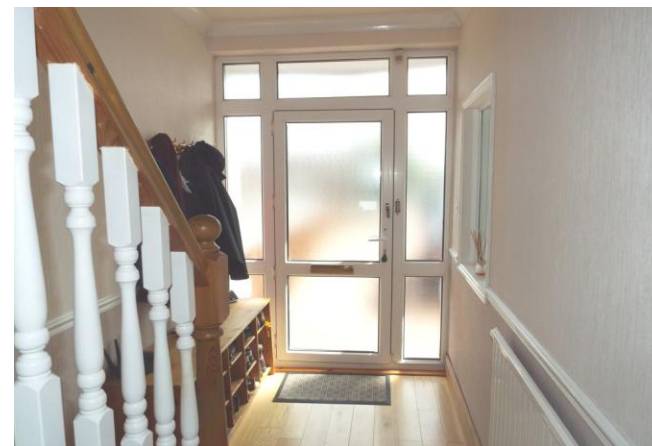
##### LANDING

With cornice to the ceiling, dado rail and staircase leading to the second floor.

##### BEDROOM 2

13' 6" x 10' 9" (4.11m x 3.28m)

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



# Full Description

---

feature fireplace, shelving to one side.

## BEDROOM 3

13' 11" x 8' 11" (4.24m x 2.72m)

With uPVC double glazed window which overlooks the rear, single central heating radiator, built-in cupboard and cornice to the ceiling.

## BEDROOM 4 (CURRENTLY USED AS A STUDY)

6' 2" x 6' 10" (1.88m x 2.08m)

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

## FAMILY BATHROOM

7' 11" x 5' 8" (2.41m x 1.73m)

With panelled bath having mixer tap and separate shower over, pedestal wash hand basin with mixer tap, low level WC, uPVC obscured double glazed window which overlooks the rear, double central heating radiator and extractor.

## SECOND FLOOR

### MASTER BEDROOM

16' 5" x 12' 2" (5m x 3.71m)

(which has Building Regulations Certificate). With uPVC double glazed window which overlooks the rear, down lighters, feature tall radiator, built-in wardrobes, access to storage eaves and skylight.

### EN-SUITE SHOWER ROOM

7' 2" x 5' 9" (2.18m x 1.75m)

With walk-in shower, pedestal wash hand basin with mixer tap, low level WC, uPVC obscured double glazed window which overlooks the rear, extractor, down lighters and heated chrome towel rail/radiator.

## OUTSIDE

To the front of the property there is off-street block paved parking via 2 wrought iron gates with fencing and hedging on perimeters and to the rear there is a lawned garden with path, outside Store which has power and lighting and boiler serving central heating and hot water together with rear vehicular access which leads to concrete sectional Garage set within the garden having up and over door.

## 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.

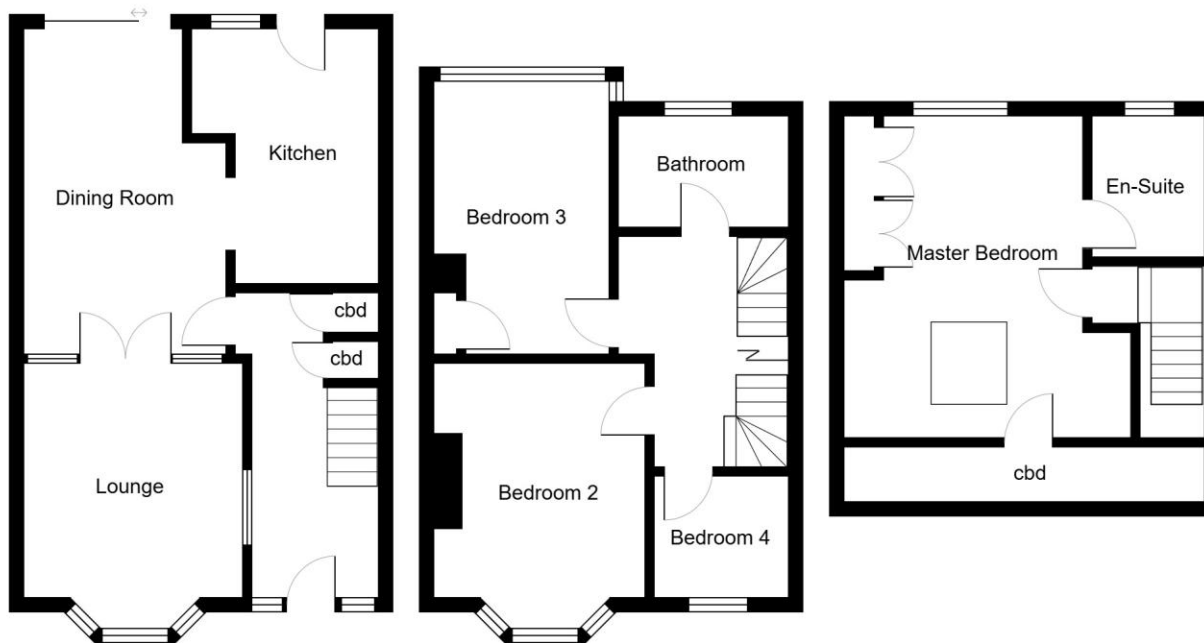
Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 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

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