



## 170 Sharp Street

Hull

HU5 2AD

Offers Over £100,000

This is an ideal opportunity to purchase a good size 2 Bedroom middle house which is offered with NO CHAIN INVOLVED! The property, which benefits from gas central heating and uPVC double glazing, briefly comprise of open Porch, Entrance Hall, through Lounge, Kitchen with fitted units, on the first floor there are 2 Bedrooms, Bathroom/WC and outside there is a forecourt area and a good size garden to the rear. This would ideally suit the first time buyer or investor, situated in this popular and convenient area.



## Property Features

---

- Middle Terraced House
- 2 Bedrooms
- First Floor Bathroom
- Gas Central Heating
- uPVC Double Glazing
- Good Size Accommodation
- Rear Garden
- No Chain Involved

## Full Description

---

### LOCATION

The property is situated on Sharp Street off Newland Avenue which boasts excellent amenities including shops, bars, bistros, restaurants, schools, public transport and has convenient travelling distance for Hull City centre and Hull University.

### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

#### OPEN PORCH

#### ENTRANCE HALL

With entry door, staircase leading to the first floor, part cornice to the ceiling and double central heating radiator.

#### THROUGH LOUNGE

26' 6" x 11' 1" (8.08m x 3.38m)

Measured into bay. With uPVC double glazed bay window which overlooks the front, further uPVC double glazed window which overlooks the rear, two single central heating radiators and cornice to the ceiling.

#### KITCHEN

10' 8" x 7' 3" (3.25m x 2.21m)

With uPVC double glazed window which overlooks the side, fitted base and wall-mounted units, worktop surface areas, wall-mounted boiler serving central heating and hot water, gas cooker point and half obscured uPVC double glazed door which leads to the rear.

#### FIRST FLOOR

#### LANDING

With access to the roof void area.

#### BEDROOM 1

11' 2" x 14' 2" (3.4m x 4.32m)

Measured into recess. With uPVC double glazed window which overlooks the front, built-in cupboard and single central heating radiator.

#### BEDROOM 2

12' 7" x 9' 1" (3.84m x 2.77m)

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





## Full Description

---

### BATHROOM

10' 9" x 7' 4" (3.28m x 2.24m)

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

### OUTSIDE

To the front of the property there is a forecourt area with brick walling and to the rear of the property there is a courtyard area leading to a good size garden with fencing on perimeters together with pedestrian right of way access with adjoining properties.

### 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.

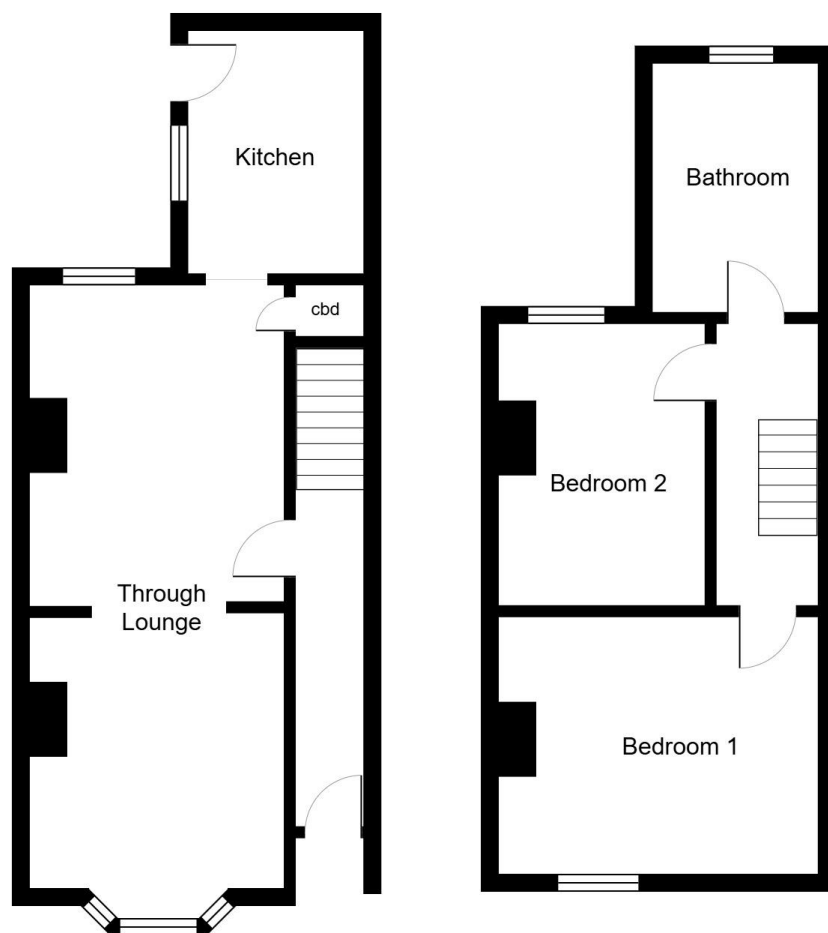
Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

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

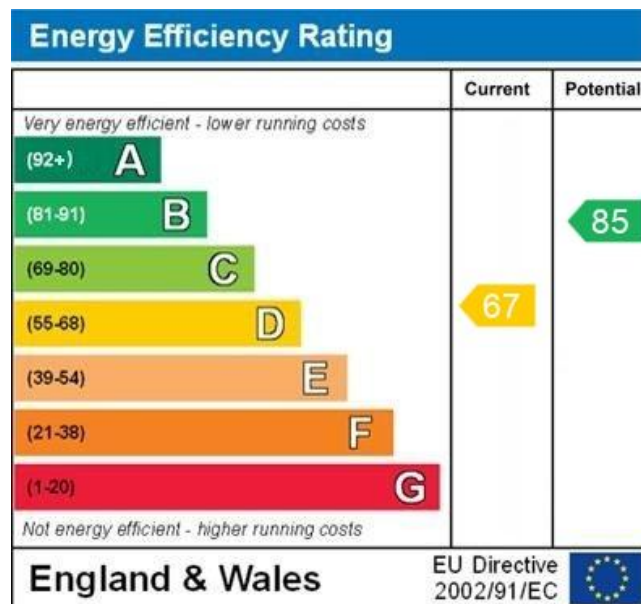
Monday to Friday 9am to 5pm

Saturday 10am to 1pm.





All measurements are approximate and for display purposes only



WWW.EPC4U.COM

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