



156 Clumber Street

Hull

HU5 3RN

£110,000

Offered with NO CHAIN INVOLVED! An ideal opportunity to purchase this popular style 3 Bedroom middle terraced house situated in the Dukeries. The property, which benefits from gas central heating and uPVC double glazing, briefly comprises Open Porch, Entrance Hall, 24ft long Through Lounge, Kitchen with fitted units, Bathroom/WC, on the first floor there are 3 Bedrooms and outside there is a forecourt area and courtyard to the rear. Great opportunity for the first time buyer, family or investor.



Property Features

- Middle House
- Dukeries Area
- 3 Bedrooms
- Ideal First-Time Buy/Family/Investment
- Gas Central Heating
- Convenient Location
- uPVC Double Glazing
- No Chain Involved

Full Description

LOCATION

The property is situated in this very popular area known as the Dukeries with an excellent range of facilities down Princes, Newland and Chanterlands Avenues, therefore having a wide range of shops, public transport, schools, Pearson Park, good location for Hull University and good travelling distance for Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

OPEN PORCH

ENTRANCE HALL

With uPVC double glazed window with motif and overhead window, single central heating radiator, wooden flooring, cornice to the ceiling and staircase leading to the first floor.

THROUGH LOUNGE

24' 9" x 10' 6" (7.54m x 3.2m)

Measured into bay and recess. With a uPVC double glazed bay window which overlooks the front, further uPVC double glazed window which overlooks the rear, laminate flooring, part cornice to the ceiling, two single central heating radiators, under-stairs storage cupboard and recess, fire surround and gas fire with tiled hearth.

KITCHEN

10' 7" x 8' 3" (3.23m x 2.51m)

With fitted base and wall-mounted units, worktop surface areas, free-standing gas cooker and hob, extractor, cornice to the ceiling, uPVC double glazed window which overlooks the side, half obscured uPVC double glazed door which leads to the courtyard, stainless steel sink and drainer and plumbing for automatic washing machine.

BATHROOM

8' 5" x 7' 4" (2.57m x 2.24m)

With panelled bath and mixer tap with shower attached, shower screen, pedestal wash hand basin, fully tiled walls,



Full Description

cornice to the ceiling, uPVC obscured double glazed window which overlooks the side, extractor and double central heating radiator.

FIRST FLOOR

LANDING

With access to the roof void area and cornice to the ceiling.

BEDROOM 1

12' 7" x 11' 2" (3.84m x 3.4m)

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

BEDROOM 2

11' 9" x 8' 9" (3.58m x 2.67m)

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

BEDROOM 3

8' 2" x 10' 9" (2.49m x 3.28m)

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

OUTSIDE

To the front of the property there is a forecourt area with brick walling and to

the rear there is a courtyard with stone and brick walling on perimeters, external tap and gate leading to pedestrian access only.

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.

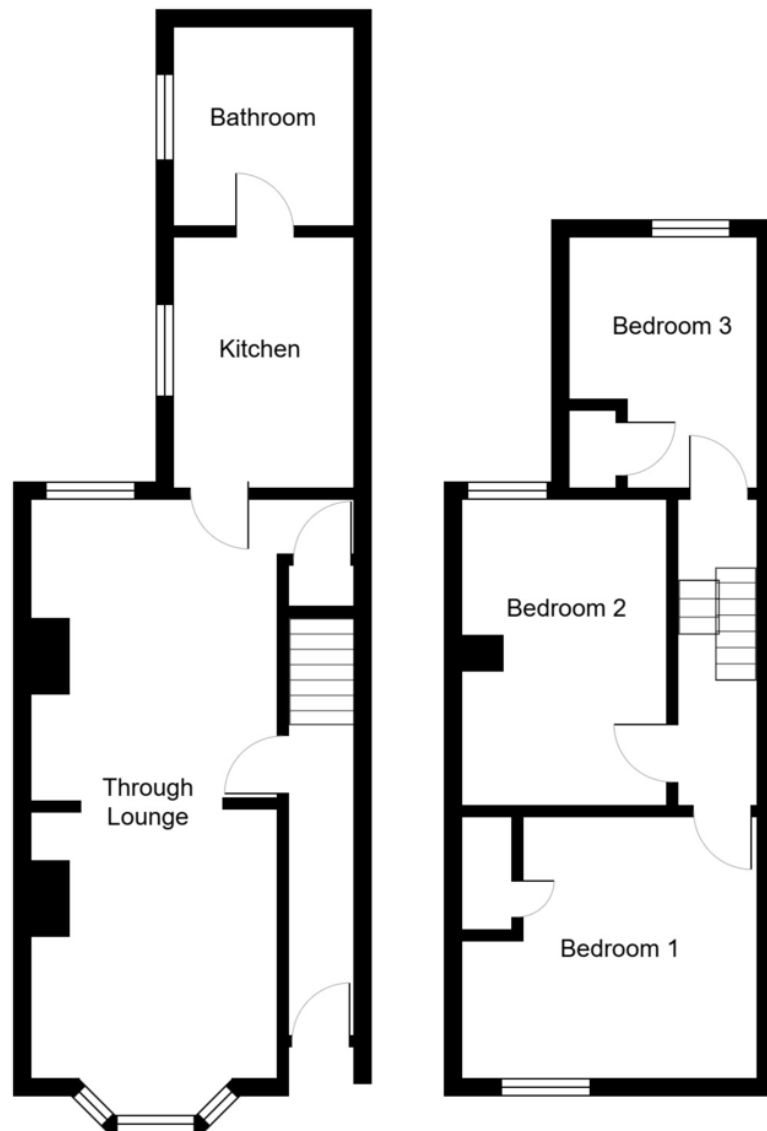
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Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

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

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