



11 Inglemire Lane

Hull

HU6 7TD

£189,950

Offered with NO CHAIN INVOLVED! We bring to the market this 2 Bedroom plus Study semi-detached dormer bungalow situated in a very pleasant cul-de-sac setting of just four properties. The property, which benefits from gas central heating and uPVC double glazing, stands on a generous size garden plot together with Garage. Briefly the accommodation comprises of an Open Porch, L shaped Hall, Lounge and arch feature leading to Dining Room, fitted Kitchen and rear Porch, ground floor Bedroom and Bathroom/WC, on the first floor there is a Master Bedroom which leads onto an En-Suite Shower Room and boarded out Loft Space which offers excellent potential for a further Bedroom. Viewing is recommended!



Property Features

- Semi-Detached Dormer Bungalow
- 2 Bedrooms
- 1 Bathroom + 1 En-Suite Shower Room
- 2 Reception Rooms
- Generous Size Corner Garden Plot
- Garage
- No Chain Involved
- Very Popular Location

Full Description

LOCATION

The property is situated in a very pleasant cul-de-sac of just four properties off Inglemire Lane with local amenities including shops, public transport, schools on nearby Cottingham Road, Newland Avenue as well as ideal for Hull University and travelling distance for Hull city centre.

THE ACCOMMODATION COMPRISES

OPEN PORCH

L SHAPED HALLWAY

With a half obscured uPVC double glazed door, single central heating radiator, laminate flooring, staircase leading to the first floor, built-in cupboard and overhead cupboard and cornice to the ceiling.

LOUNGE

15' 3" x 11' 2" (4.65m x 3.4m)

With uPVC double glazed window which overlooks the front, fire surround with 'marble' inset, hearth and living coal flame gas fire, TV point, cornice to the ceiling and single central heating radiator.

DINING ROOM

12' 1" x 9' 11" (3.68m x 3.02m)

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

FITTED KITCHEN

10' 11" x 10' 0" (3.33m x 3.05m)

With stainless steel sink and drainer with mixer tap, fitted base and wall-mounted units, worktop surface areas, integrated oven in housing unit, 4 ring gas hob, extractor/cooker hood, single central heating radiator, uPVC double glazed windows which overlook the side and rear and plumbing for automatic washing machine.

REAR PORCH

3' 6" x 8' 8" (1.07m x 2.64m)

With uPVC double glazed windows and doors leading to the garden.

BATHROOM

6' 1" x 5' 6" (1.85m x 1.68m)



Full Description

With panelled bath, pedestal wash hand basin, low level WC, two walls are fully tiled, two uPVC double glazed windows which overlook the side, shaver and light point and single central heating radiator.

GROUND FLOOR BEDROOM

9' 10" x 10' 6" (3m x 3.2m)

With uPVC double glazed window which overlooks the front, laminate flooring and single central heating radiator.

FIRST FLOOR

SMALL LANDING

MASTER BEDROOM

10' 6" x 13' 5" (3.2m x 4.09m)

With uPVC double glazed window which overlooks the front, fitted wardrobes, built-in cupboard housing lagged tank and single central heating radiator.

EN-SUITE SHOWER ROOM

7' 8" x 5' 7" (2.34m x 1.7m)

With walk-in shower cubicle, pedestal wash hand basin, low level WC, fully tiled walls, uPVC obscured double glazed window which overlooks the side, light and shaver point and heated chrome towel rail.

BOARDED OUT LOFT SPACE

10' 10" x 6' 2" (3.3m x 1.88m)

With fitted cupboards, Velux window, laminate flooring and door leading to :-

BOARDED OUT LOFT SPACE 2

9' 1" x 9' 10" (2.77m x 3m)

With wall-mounted boiler, power and lighting connected.

OUTSIDE

The property is approached by private access to the properties set with the cul-de-sac. The front of the property has a lawned garden, the side and rear enjoys a good size garden mainly to lawn with patio areas, fencing and brick walling on perimeters, external tap connected, storage Shed and access to a brick-built Garage (access from Inglemire Avenue) with up and over door, uPVC double glazed window, power and lighting connected and personal door which leads into the garden.

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.



Full Description

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.

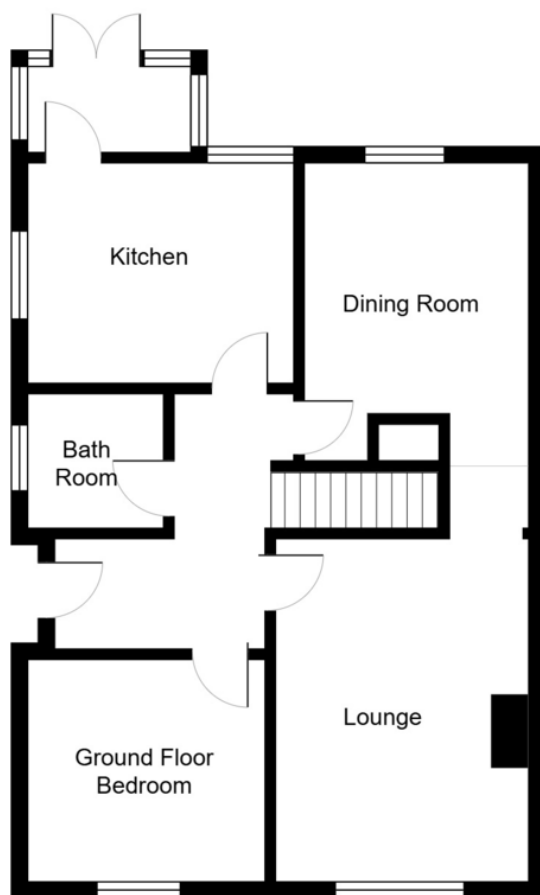
Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if travelling some distance to view the property.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 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

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