



315 Chanterlands Avenue

Hull

HU5 4DY

£199,950

NO CHAIN INVOLVED! We offer onto the market this delightful 3 Bedroom traditional style semi-detached house which has undergone a refurbishment programme and now provides great family accommodation with the benefit of gas central heating and uPVC double glazing. The accommodation comprises Open Porch, Entrance Hall, two Reception Rooms, good size fitted Kitchen, Lobby with WC (off) on the first floor there are 3 Bedrooms and Bathroom/WC, outside there is a forecourt area and decent size garden to the rear. The property has been freshly decorated with new floor coverings and carpets, viewing highly recommended.



Property Features

- Traditional-Style Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Recently Refurbished
- Good Size Family Accommodation
- Convenient Location
- Viewing Highly Recommended
- No Chain Involved

Full Description

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

LOCATION

The property is situated in this very popular and convenient area with local facilities nearby down Newland Avenue and Chanterlands Avenue. Also close to Hull University as well as schools and public transport.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

OPEN ARCH PORCH

ENTRANCE HALL

With uPVC double glazed door having motif window, two uPVC

double glazed side windows, cornice to the ceiling, dado rail, single central heating radiator, staircase leading to the first floor with wooden balustrade, under-stairs storage cupboard and doaks recess area and uPVC double glazed window which overlooks the side.

LOUNGE

15' 8" x 12' 11" (4.78m x 3.94m)

Measured into bay and recess. With uPVC double glazed bay window which overlooks the front, tiled fireplace with open fire, cornice to the ceiling, picture railing, TV point and double central heating radiator.

DINING ROOM

14' 2" x 11' 1" (4.32m x 3.38m)

With tiled fireplace and open fire, double central heating radiator, half glazed uPVC door which leads to the rear garden, two uPVC double glazed windows and cornice to the ceiling.

FITTED BREAKFAST KITCHEN

21' 4" x 10' 2" (6.5m x 3.1m)

Measurement arrowing to 8'1". With fitted base and wall-mounted units, stainless steel sink with drainer and mixer tap, worktop surface areas with tiled surrounds, three uPVC double glazed windows, original floor to ceiling storage cupboard and drawers, wall-mounted boiler serving central heating and hot water, double central heating radiator and plumbing for automatic washing machine.

REAR LOBBY

With built-in storage cupboard, uPVC half double glazed door leading to the rear garden and WC (off).

FIRST FLOOR

LANDING



Full Description

With uPVC double glazed window which overlooks the side.

BEDROOM 1

16' 11" x 9' 6" (5.16m x 2.9m)

Measured into bay and up to wardrobes. With uPVC double glazed bay window which overlooks the front, fitted wardrobes and overhead cupboards to one wall and double central heating radiator.

BEDROOM 2

14' 3" x 11' 6" (4.34m x 3.51m)

Measured into recess. With uPVC double glazed window which overlooks the rear, single central heating radiator, original fireplace and built-in cupboard with shelving.

BEDROOM 3

7' 6" x 8' 10" (2.29m x 2.69m)

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

BATHROOM

7' 3" x 7' 5" (2.21m x 2.26m)

With panelled bath having mixer tap and shower attached, pedestal wash hand basin, low level WC, uPVC obscured double glazed window which overlooks the rear, tiled areas, double central heating radiator, cornice to the ceiling and access to the roof void area.

OUTSIDE

To the front of the property there is a garden with brick walling on perimeters, path, gate and side gate which leads to rear which has a garden mainly to lawn with fencing on perimeters and various trees.

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

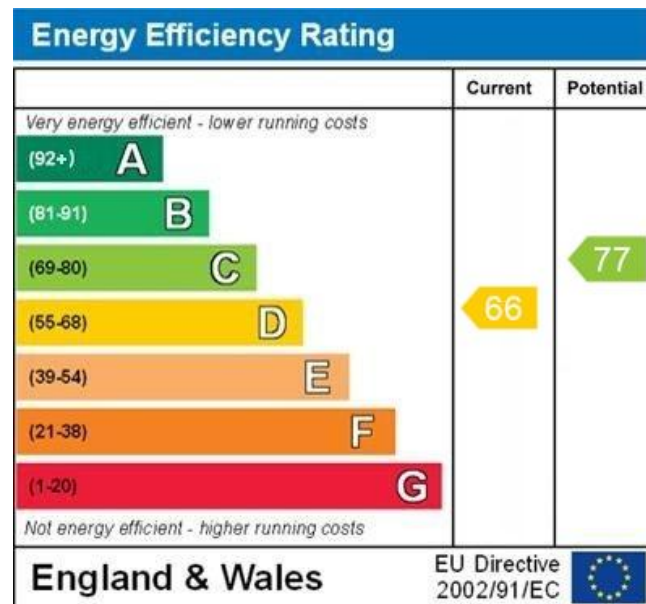
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Monday to Friday 9am to 5pm
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All measurements are approximate and for display purposes only



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