

116 Stanbury Road

Hull

HU6 7BX

Guide Price £230,000

NO CHAIN INVOLVED! We offer onto the market this 4 Bedroom double fronted detached house standing on a large corner plot enjoying a private and good size rear garden, side drive leading to Garage and additional ample parking to the front. The property, which does require upgrading and refurbishment, offers great potential for a family home. Benefiting from gas central heating and uPVC double glazing the property comprises central Hallway, 21ft Lounge, Dining Room, fitted Kitchen, Lobby with WC (off), Conservatory, on the first floor there are 4 Bedrooms, family Bathroom and En-Suite to Master Bedroom. The property is situated on this very popular residential development, viewing recommended.



Property Features

- Double-Fronted Detached House
- 4 Bedrooms
- Large Corner Garden Plot
- Ample Vehicular Parking
- 1 Bathroom & 1 En-Suite
- Huge Potential
- Great Family Home
- No Chain Involved

Full Description

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

LOCATION

The property is situated on this very popular residential development with local facilities including public transport, schools, Tesco supermarket and short travelling distance to Kingswood Retail Park, Beverley Bypass and for Hull City centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

CENTRAL HALLWAY

With half obscured double glazed entry door having side obscured windows, double central heating radiator, cornice to the ceiling, staircase leading to the first floor and under-stairs storage cupboard.

LOUNGE

21' 8" x 11' 0" (6.6m x 3.35m)

With uPVC double glazed windows which overlook the front and rear, fire surround, TV point, double central heating radiator and cornice to the ceiling.

DINING ROOM

11' 7" x 12' 4" (3.53m x 3.76m)

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

KITCHEN

14' 3" x 9' 0" (4.34m x 2.74m)

With fitted base and wall-mounted units, worktop surface areas, stainless steel sink with mixer tap and drainer, fully tiled walls, wall-mounted boiler serving central heating and hot water, plumbing for automatic washing machine and dishwasher, double central heating radiator and uPVC double glazed window which overlooks the rear.

LOBBY

With WC (off) with low level WC, small wash hand basin and fully tiled walls. Door from Lobby leads to :-

CONSERVATORY

14' 8" x 8' 9" (4.47m x 2.67m)

With uPVC double glazed windows and uPVC double glazed french doors leading to the rear garden, electric radiator and laminate flooring.

FIRST FLOOR

LANDING

With access to the roof void area, cornice to the ceiling and built-in cupboard.



Full Description

BEDROOM 1

11' 7" x 11' 0" (3.53m x 3.35m)

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

EN-SUITE SHOWER ROOM

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

With shower cubicle, wash hand basin, low level WC, fully tiled walls, single central heating radiator and laminate flooring.

BEDROOM 2

13' 7" x 11' 0" (4.14m x 3.35m)

With uPVC double glazed window which overlooks the front, single central heating radiator, built-in wardrobes with overhead cupboards, cornice to the ceiling and wash hand basin.

BEDROOM 3

8' 5" x 11' 2" (2.57m x 3.4m)

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

BEDROOM 4

11' 3" x 8' 6" (3.43m x 2.59m)

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

BATHROOM

8' 10" x 5' 3" (2.69m x 1.6m)

With panelled bath having handle grips, mixer tap and shower

attached, shower screen, fully tiled walls, uPVC obscured double glazed window which overlooks the rear, pedestal wash hand basin, low level WC and single central heating radiator.

OUTSIDE

The property stands on a large corner garden plot with a side drive which leads to a detached brick-built Garage. To the front of the property there is a gravelled area and block paved area providing ample parking with wrought iron fencing and gate on perimeters and open pillared Porch. To the rear there is a garden with boundary hedging and 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.

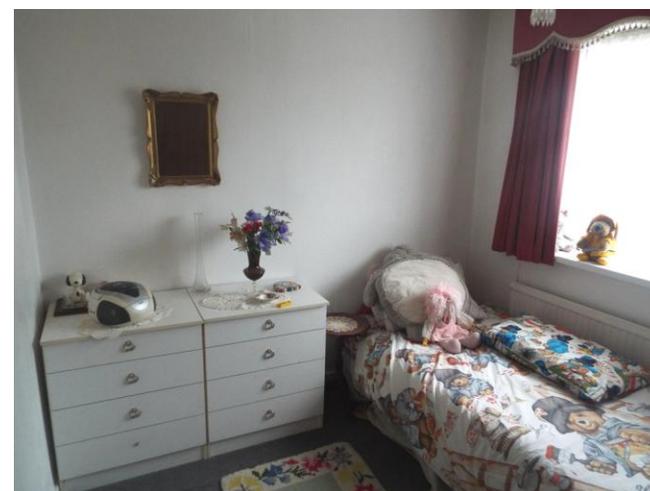
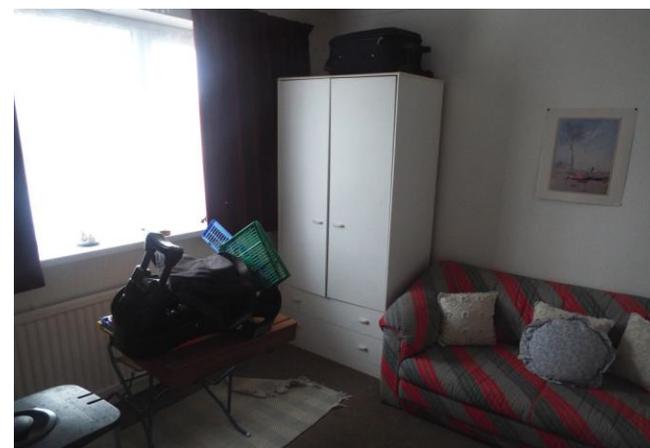
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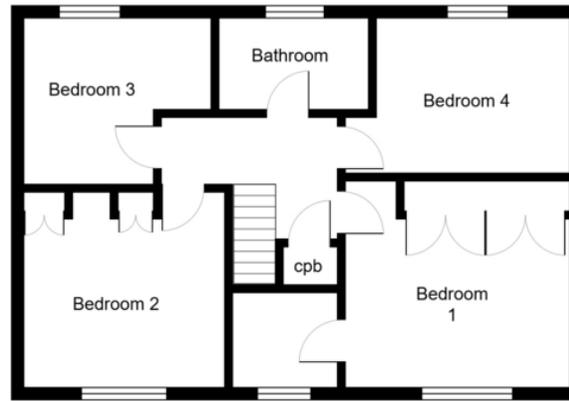
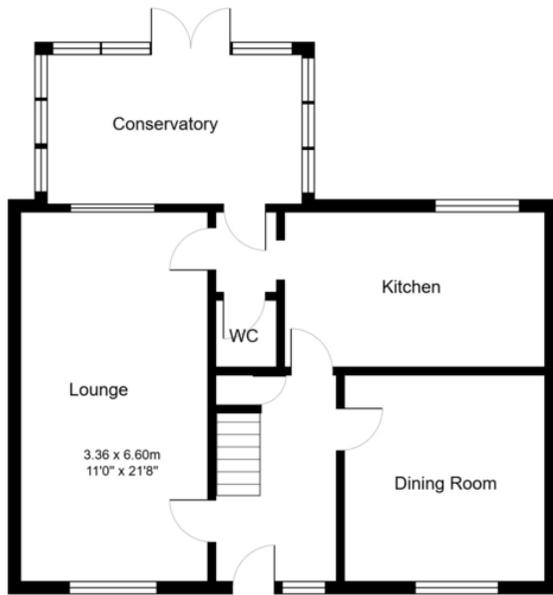
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Monday to Friday 9am to 5pm

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 | | |
| 69-80 | C | 69 C | 76 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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