

160 Welwyn Park Avenue

Hull

HU6 7DN

£87,995

A popular-style 2 Bedroom middle house offering an ideal opportunity for the first time buyer or investor, with benefits including gas central heating, uPVC double glazing, gravelled off-street parking to the front and also enjoying a good-size rear garden together with rear vehicular access with potential for further parking. Briefly the accommodation includes Entrance Hall, Lounge, fitted Kitchen including oven and hob and on the first floor, 2 Bedrooms and Shower Room/WC. The property is offered with NO CHAIN INVOLVED and is situated in this very popular location.



Property Features

- Middle House
- Good-Size Garden
- 2 Bedrooms
- Front Off-Street Parking
- Gas Central Heating
- Rear Vehicular Access & Potential Parking
- uPVC Double Glazing
- No Chain Involved

Full Description

LOCATION

Welwyn Park Avenue is a very popular location providing good access for local facilities including Tesco Supermarket on Beverley High Road, schools, public transport and convenient travelling distance for Hull City centre, Beverley Bypass and Kingswood Retail Park.

HOW TO GET THERE

If travelling from the direction of Hull City centre down Beverley Road onto Beverley High Road, take the turning at the traffic lights onto Sutton Road, continuing down, turning left just before the overhead bridge into Welwyn Park Avenue, following the road round where the property is then situated on the left-hand side.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With a uPVC double glazed entry door, electric radiator, staircase leading to the first floor.

LOUNGE

12' 11" x 11' 1" (3.94m x 3.38m)

With uPVC double glazed half bay window which overlooks the front, double central heating radiator, TV point, understairs storage cupboard.

FITTED KITCHEN

13' 11" x 7' 1" (4.24m x 2.16m)

With a stainless steel single sink and drainer with mixer tap, fitted base and wall-mounted units with worktop surface areas, uPVC double glazed window which overlooks the rear, built-in under-oven, four ring gas hob, extractor/cooker hood, double central heating radiator, wall-mounted boiler serving central heating and hot water, half obscured uPVC obscured double glazed door which leads to the rear garden.

FIRST FLOOR

SMALL LANDING

With access to the roof void area.



Full Description

BEDROOM 1

14' 0" x 11' 5" (4.27m x 3.48m)

Measured into wardrobes. With fitted wardrobes having mirrored sliding doors, single central heating radiator, TV point, cornice to the ceiling, uPVC double glazed half bay window which overlooks the front and further uPVC double glazed window which overlooks the front, built-in wardrobe.

BEDROOM 2

8' 4" x 7' 11" (2.54m x 2.41m)

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

SHOWER ROOM

5' 9" x 5' 6" (1.75m x 1.68m)

With shower cubicle, wash hand basin with mixer tap, low level WC, uPVC obscured double glazed window which overlooks the rear, heated chrome towel rail.

OUTSIDE

To the front of the property there is private off-street parking which is gravelled. To the rear there is a good-sized lawned garden with fencing on the perimeters, raised pond, shed, external tap connected. There is also rear vehicular access with potential for parking.

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.

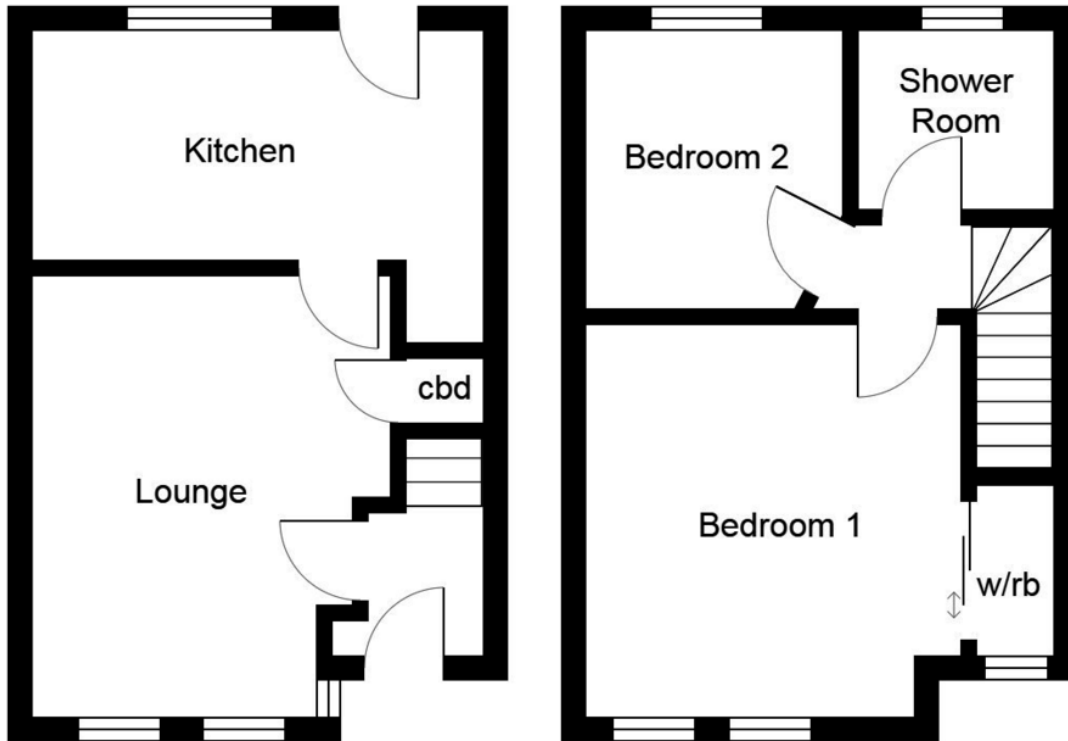
Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if travelling some distance to view the property.

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

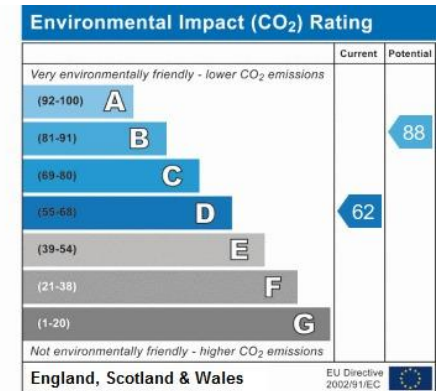
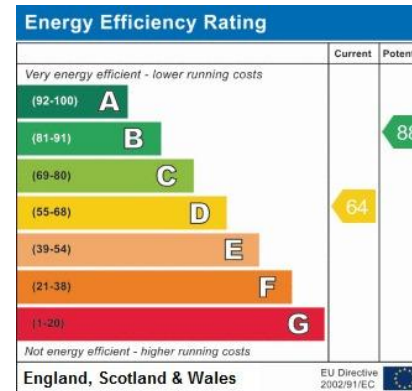
Monday to Friday 9am to 5pm

Saturday 10am to 1pm.



DRAFT FLOOR PLAN - AWAITING VENDORS' APPROVAL

All measurements are approximate and for display purposes only



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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