



54 Etherington Road

Hull

HU6 7JS

£127,950

A most delightful 3 Bedroom bay windowed middle house offering very well-cared for accommodation which must be viewed to be appreciated. The property has had many improvements carried out over recent years and offers ideal family accommodation. The benefits include gas radiator central heating, uPVC double glazing, off-street parking to the front and very attractive and well maintained rear garden. Briefly the accommodation includes Entrance Hall, spacious 24 foot long Lounge and Dining area, modern fitted Kitchen including integrated oven, hob and dishwasher and on the first floor there are 3 Bedrooms, one with fitted furniture, and Bathroom/WC with modern suite. A lovely home which has obvious pride taken by the owners. Situated in this very popular and convenient location.



Property Features

- Middle House
- 3 Bedrooms
- uPVC Double Glazing
- Gas Central Heating
- Off-Street Parking To The Front
- Very Attractive And Well-Maintained Rear Garden
- Well-Cared For Accommodation
- Must Be Viewed

Full Description

LOCATION

The property is situated in this popular residential area off Beverley Road providing good access for local facilities including shops, public transport, restaurants, bars and schools down Newland Avenue. Also convenient travelling distance for Hull city centre, Hull University and access for the M62 motorway.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With a uPVC double glazed obscured entry door with uPVC double glazed window to the side, staircase leading to the first floor with spindle balustrade, single central heating radiator, under-stairs storage cupboard with light and cornice to the ceiling.

LOUNGE AND DINING AREA

24' 3" x 17' 4" (7.39m x 5.28m)

Measurements narrowing to 11'9". With a uPVC double glazed bay window which overlooks the front, cornice to the ceiling, feature wooden fire surround with lighting and 'marble' inset and coal effect gas fire, cornice to the ceiling, TV point, single central heating radiator, arch feature which leads to the dining area, double central heating radiator in the dining area and uPVC double glazed french doors which leads to the rear garden.

MODERN FITTED KITCHEN

9' 3" x 8' 11" (2.82m x 2.72m)

With stainless steel one and a half bowl sink with drainer and mixer tap, fitted base and wall-mounted units, worktop surface areas with tiled surrounds, built-in double oven with 4 ring gas hob, integrated dishwasher and plumbing for automatic washing machine, uPVC double glazed windows which overlook the side and rear, extractor/ cooker hood and under-lighting for worktop surface areas.

FIRST FLOOR

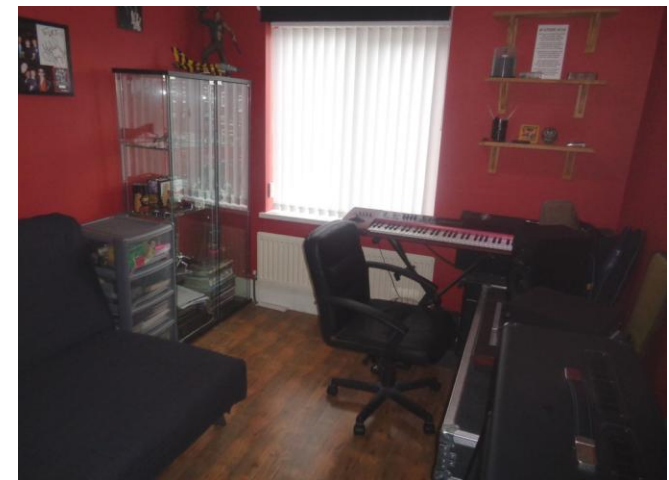
LANDING

With boiler serving central heating and hot water and lighting.

MASTER BEDROOM

13' 7" x 10' 4" (4.14m x 3.15m)

Measured into bay window. With a uPVC double glazed bay window which overlooks the front, fully fitted furniture, wardrobes to one wall with over-head cupboards, single central heating radiator and cornice to the ceiling.



Full Description

BEDROOM 2

11' 2" x 9' 0" (3.4m x 2.74m)

Measurements excluding doorwell. With a uPVC double glazed window which overlooks the rear, single central heating radiator, cornice to the ceiling and laminate flooring.

BEDROOM 3

7' 11" x 7' 8" (2.41m x 2.34m)

With a uPVC double glazed window which overlooks the rear, single central heating radiator and access to the roof void area.

BATHROOM WITH MODERN SUITE

7' 5" x 5' 0" (2.26m x 1.52m)

With a shaped bath with shower over and screen, pedestal wash hand basin with mixer tap, low level WC, tiled areas, extractor, cornice to the ceiling, wall-mounted heated towel rail and uPVC obscured double glazed window which overlooks the front.

OUTSIDE

To the front of the property there is private off-street parking for 2 cars and to the rear of the property there is a very attractive garden including decking, patio, lawn, brick walling and fencing on the perimeters, gravelled area, external tap connected and power and a useful shed.

TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

VIEWING

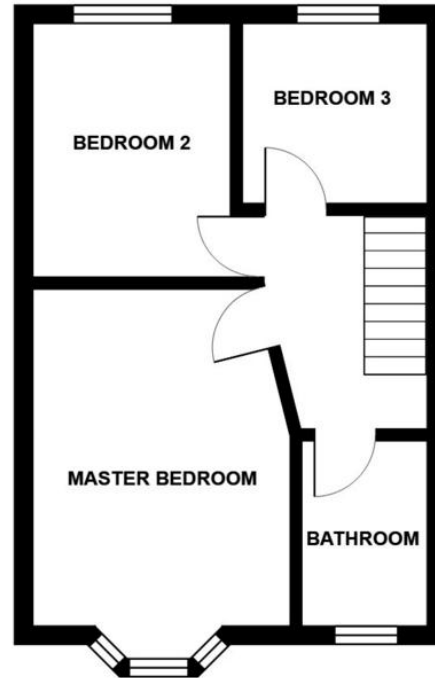
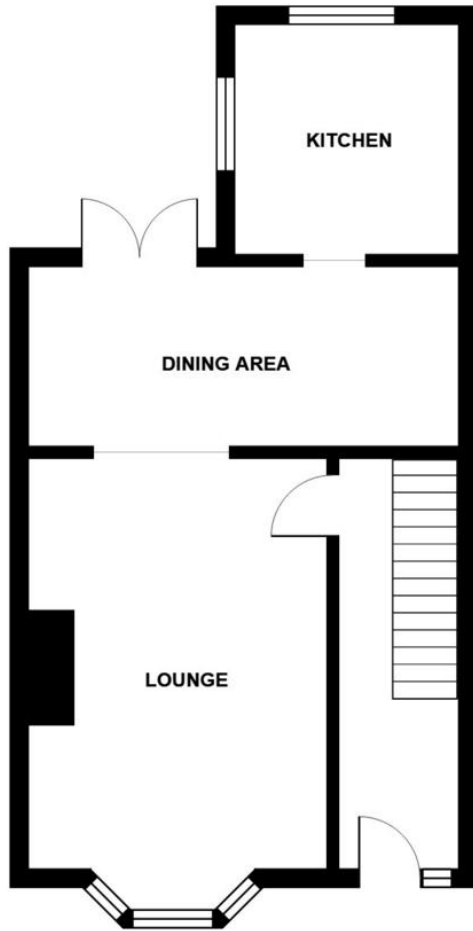
TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

All measurements are approximate and for display purposes only

79 Newland Avenue
Hull
East Yorkshire
HU5 2AL

www.neilkayes.co.uk
info@neilkayes.co.uk
| 01482 472900 |

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