

£89,950

Only an internal inspection could fully appreciate this delightful and very well-presented 2 Bedroom middle-terraced house which benefits from gas radiator central heating, uPVC double glazing and has a good-sized rear extension. Briefly the accommodation comprises Open Porch, Entrance Hall, Spacious 24 ft long through Lounge/Dining area, fitted Kitchen, Bathroom/WC and on the first floor there is a Landing and 2 Bedrooms. Outside there is a small forecourt garden and rear yard area. This is a great opportunity for the first time buyer or investor. Situated in this very convenient location close to all local amenities with Newland Avenue just a short distance away, viewing absolutely essential!



Property Features

- Middle Terraced House
- 2 Bedrooms
- Gas Central Heating and uPVC Double Glazing
- Very Well Presented Throughout
- Great For First Time Buyer Or Investor
- Good Size Rear Extension
- Ideal Location
- Viewing Essential

Full Description

LOCATION

The property is situated in this very convenient location close to all local amenities with Newland Avenue just a short distance away which boast an excellent range of amenities such as shopping facilities, bars, bistros and restaurants and is handily located for Hull University, good public transport and convenient travelling distance for Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

OPEN PORCH

ENTRANCE HALL

With a half multi-paned entry door and overhead window,

staircase leading to the first floor and single central heating radiator.

THROUGH LOUNGE

24' 0" x 9' 8" (7.32m x 2.95m)

With a uPVC double glazed bay window which overlooks the front, uPVC double glazed window which overlooks the rear, TV point, under-stairs storage cupboard, cornice to the ceiling and 2 double central heating radiators.

FITTED KITCHEN

11' 4" x 7' 3" (3.45m x 2.21m)

With fitted base and wall-mounted units, worktop surface areas with tiled surrounds, built-in oven and 4 ring hob, plumbing for automatic washing machine, uPVC double glazed window which overlooks the side and single central heating radiator.

LOBBY

With a half uPVC double glazed door which leads to the yard area.

BATHROOM

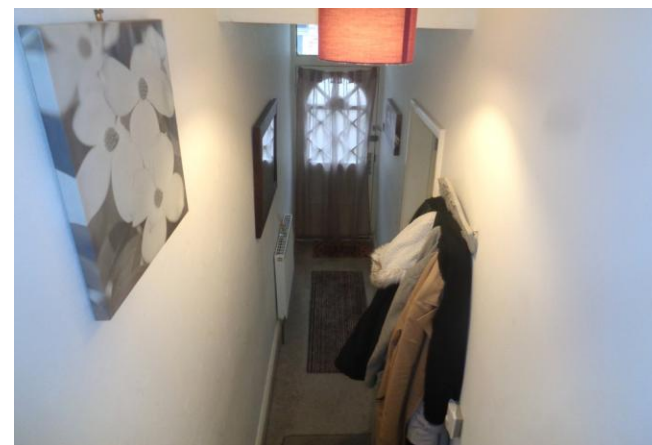
6' 1" x 6' 4" (1.85m x 1.93m)

With a panelled bath with separate shower over, pedestal wash hand basin, low level WC, fully-tiled walls, uPVC double glazed window which overlooks the side and single central heating radiator.

FIRST FLOOR

LANDING

With access to the roof void area and uPVC double glazed window which overlooks the rear.



Full Description

BEDROOM 1

11' 1" x 11' 9" (3.38m x 3.58m)

Measurements excluding recess. With a uPVC double glazed window which overlooks the front and double central heating radiator.

BEDROOM 2

10' 6" x 7' 9" (3.2m x 2.36m)

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

OUTSIDE

To the front of the property there is a low maintenance forecourt garden and to the rear there is a side yard area with brick walling on perimeters, external tap connected and gate leading to pedestrian access.

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.

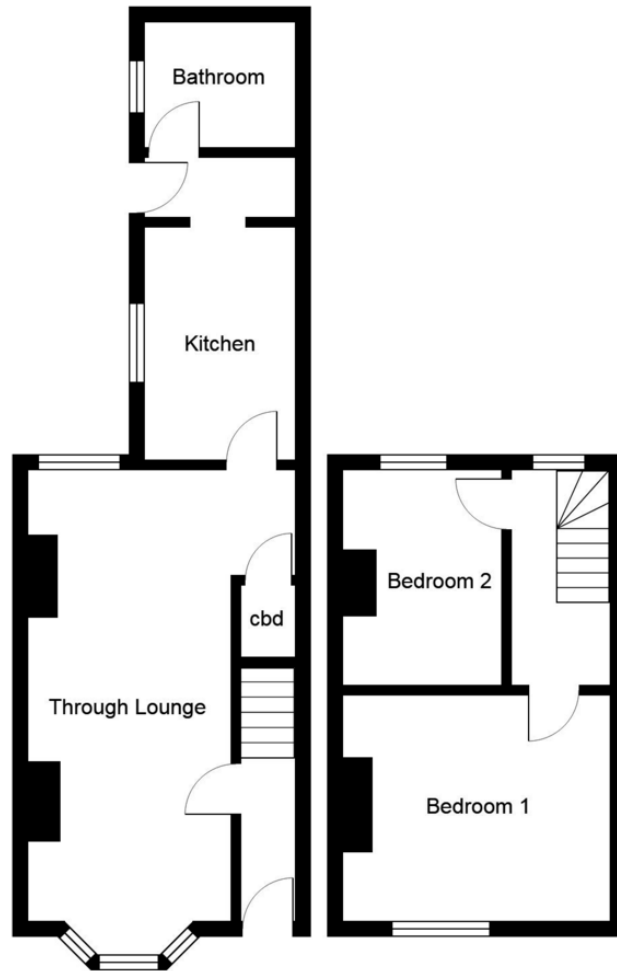
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Monday to Friday 9am to 5pm

Saturday 10am to 1pm.

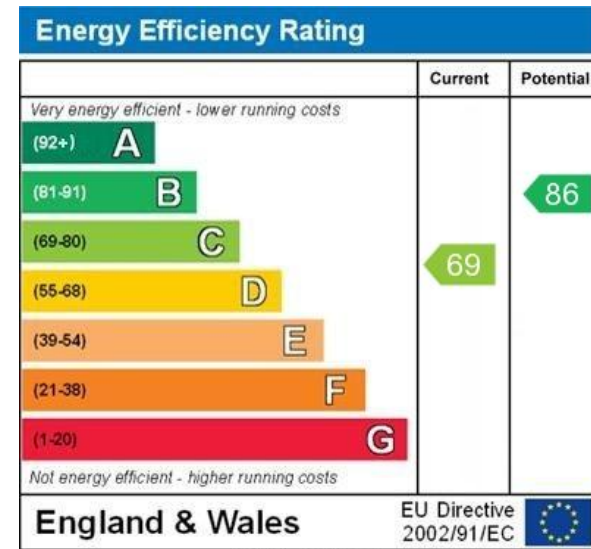






DRAFT FLOOR PLAN ONLY - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only



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