



174 Bethune Avenue, Hull HU4 7HA

**FOR SALE - Guide Price - £90,000**

**Haller Evans**

Chartered Surveyors



# Ideal for First Time Buyer or Investor / Close to Hessle Centre / 2 Bedroom House

## Gas C/H & uPVC Double Glazed / Good Sized Garden / No Chain

A **MID-TERRACED HOUSE** situated in popular residential area, convenient for Hessle centre. A wide range of shops and other amenities are available nearby and there is easy road and access to Hull and the A63/M62 and Humber Bridge. There is a main line railway station in Hessle and also regular bus connections into Hull, including a Park & Ride.

The property benefits from gas central heating and uPVC double glazing but requires some updating.

There is a good-sized garden, with rear 10 foot access.

The accommodation briefly comprises entrance hall, Lounge, Kitchen/Diner, Rear Store, 2 Bedrooms and Bathroom

### GROUND FLOOR

<b>Entrance Hall</b>	With uPVC entrance door, stairs off, radiator
<b>Lounge</b>	Approx 4.25m (13.9 ft) max / inc bay x 3.55m (11.6 ft). With uPVC bay window to front elevation, radiator, under stairs cupboard with meters
<b>Kitchen/Diner</b>	Approx 4.51m (14.8 ft) x 2.83m (9.3 ft). Spacious kitchen/living area with two uPVC window frames to rear elevation, fitted base/wall storage units and laminate worktops with breakfast bar, stainless steel sink unit, plumbing for washer, extractor fan

### FIRST FLOOR

<b>Landing</b>	With ceiling hatch to roof void.
<b>Bedroom 1</b>	Approx 3.76m (12.3 ft) including bay x 3.59m (11.8 ft) plus 1.65m (5.4 ft) x 0.94m (3.1 ft). With two uPVC double glazed window frames to front elevation, radiator
<b>Bedroom 2</b>	Approx 2.83m (9.3 ft) x 2.44m (8.0 ft). With uPVC double glazed window frame overlooking rear garden, radiator, wall-mounted Ideal gas boiler, built-in cupboard
<b>Bathroom</b>	Approx 2.00m (6.6 ft) x 1.80m (5.9 ft). With uPVC double glazed window frame to rear elevation, white suite comprising bath (shower over) pedestal wash hand basin and wc, radiator, extractor fan
<b>External</b>	The property has gardens to the front and rear and shared rear vehicular access (solicitor to confirm details). There is an attached store to the rear of the house, with uPVC rear entrance door.
<b>Services</b>	Mains gas, electricity, water and drainage are available.
<b>Council Tax</b>	We understand from Internet enquiry that the property is assessed in Band A - The Local Authority is Kingston upon Hull City Council.
<b>EPC Rating</b>	D
<b>Tenure</b>	Freehold
<b>Viewings</b>	

For more information and to view please contact Haller Evans Tel 323033 or [info@hallerevans.com](mailto:info@hallerevans.com)

Hull 66 - 68 Humber Street, HU1 1TU

Disclaimer: Haller Evans, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

**Haller Evans**  
www.hallerevans.com  
**01482 323033**

## ADDITIONAL PHOTOS & PLANS



**Haller Evans**  
[www.hallerevans.com](http://www.hallerevans.com)

**01482 323033**

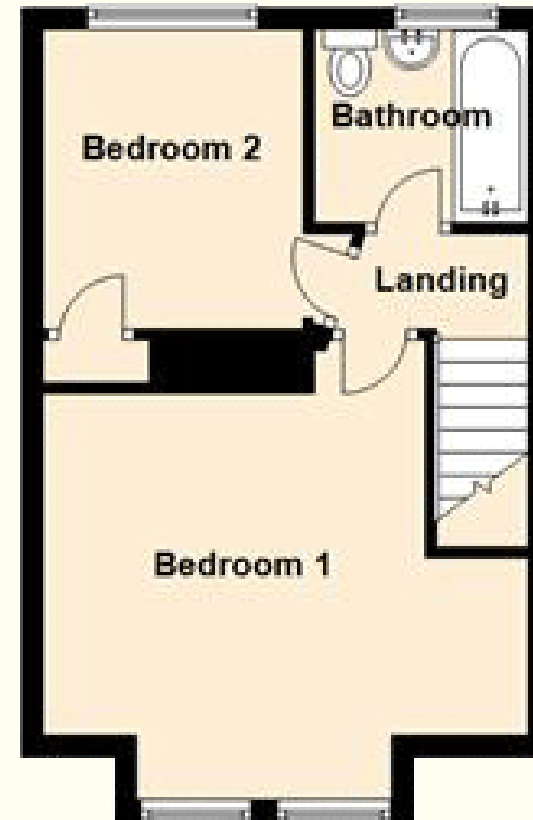
**Hull 66 - 68 Humber Street, HU1 1TU**

Disclaimer: Haller Evans, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

## Ground Floor



## First Floor



**DISCLAIMER:** This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

### Property Management and Lettings

If you are a landlord looking to relieve yourself of the stress surrounding your tenanted properties or alternatively if you are seeking tenants, then Haller Evans are more than happy to help. We offer outstanding property management services as well as a quick turnaround letting service. If you wish to discuss your management needs, then please do not hesitate to contact us

**Haller Evans**  
www.hallerevans.com

**01482 323033**

Hull 66 - 68 Humber Street, HU1 1TU

Disclaimer: Haller Evans, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.