

staniford
grays



90 Clumber Street, Hull, HU5 3RL

£119,950

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90 Clumber Street

Hull, HU5 3RL

- EXTENDED 3 BEDROOM HOME
- SUITABLE FOR INVESTORS AND OWNER OCCUPIERS
- TWO RECEPTION ROOMS
- 80 SQUARE METRES IN SIZE
- VIEWING ADVISED
- TENANT CURRENTLY IN OCCUPATION UNTIL OCTOBER 2024
- NO ONWARD CHAIN
- GENEROUSLY SIZED BEDROOMS
- UPGRADED PRESENTATION

****NEW LISTING -EXTENDED THREE BEDROOM HOME**** Conveniently located within a thriving community in close proximity to a range of select bars and restaurants along Princes Avenue with additional amenities also provided to the area.

Stanford Grays introduce to the market this appealing extended and renovated three bedroom home (currently with tenant in occupation until October 2024).

An internal inspection comes highly recommended as the property is much larger than an initial glance would suggest and given the versatile layout comes suitable for a range of purchasers and applicants.

Accommodation to ground floor includes, Entrance Hall, bay fronted Lounge, Dining Room/Reception 2, Kitchen area, rear entrance and Modern styled ground floor Bathroom. To the first floor three Bedrooms lead from a central landing.

uPVC double glazing and gas central heating throughout, with a Small courtyard to rear.

Ideal investment opportunity given the standard of presentation and specification.



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GROUND FLOOR

ENTRANCE HALLWAY

Accessed via entrance door with staircase approach to first floor level and access to ground floor reception spaces. Retaining a wealth of traditional features internally given the age and style of property.

RECEPTION LOUNGE

Suitably sized to accommodate furniture suite with uPVC double glazed walk-in bay window, fire insert with traditionally styled hearth and surround. 13'2" x 9'10" (4.02 x 3.00)

DINING ROOM

Used as a second reception space with access to the kitchen, understairs storage cupboard, fitted cupboards, fire insert with traditional hearth and surround, uPVC double glazed window to the courtyard garden. 13'5" x 11'7" (4.09 x 3.55)

KITCHEN

With uPVC double glazed side window, upgraded wall and base units with contrasting work surfaces over, anthracite grey tiling with contrasting grouting, space for a number of low level white goods, stainless steel sink and drainer with mixer tap, four-ring gas hob with low level oven, extractor canopy over, laminate to floor coverings. Access through to rear entrance hall, with uPVC door to the external courtyard and... 9'10" x 8'5" (3.01m x 2.57m)

GROUND FLOOR BATHROOM

With three piece white suite comprising of low flush w.c, pedestal wash hand basin, panel bath with showerhead and console over, tiling to splashbacks with mosaic border detailing and uPVC privacy window. 7'6" x 8'8" (2.30 x 2.66)

FIRST FLOOR

LANDING

Providing split level access to three bedrooms.

BEDROOM ONE

With uPVC double glazed window to the front elevation, of double bedroom proportions, with storage cupboard and decorative fire insert. 10'11" x 12'4" (3.34 x 3.76)

BEDROOM TWO

With uPVC double glazed window to the rear elevation, fitted cupboard housing boiler, decorative fire insert and storage cupboard with shelving. 10'11" x 8'0" (3.35 x 2.44)

BEDROOM THREE

With uPVC double glazed window to rear. A generous size for a third bedroom. 9'10" x 8'0" (3.00 x 2.44)



EXTERNAL AREAS

Clumber Street itself remains conveniently positioned within close proximity to the popular residential location of Princes Avenue offering a range of services and amenities, with a number of bars and restaurants offering genuine lifestyle living.

The subject property is offered for sale having undergone a program of transformation over the years, with tenant currently in situ until 16th October 2024, currently at £625 PCM.

Consequently, the property remains ideal for investment landlords or owners looking to take occupation after the tenancy agreement expiration.

For further details please contact the sole selling agents Stanifords.com

Pedestrian access is granted to the rear with a small courtyard being hard landscaped extending from the immediate building footprint with gated access also.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. we understand the Kingston-Upon-Hull council tax band to be 'A'

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY PARTICULARS-DISCLAIMER PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

FEES

The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



Floor Plans



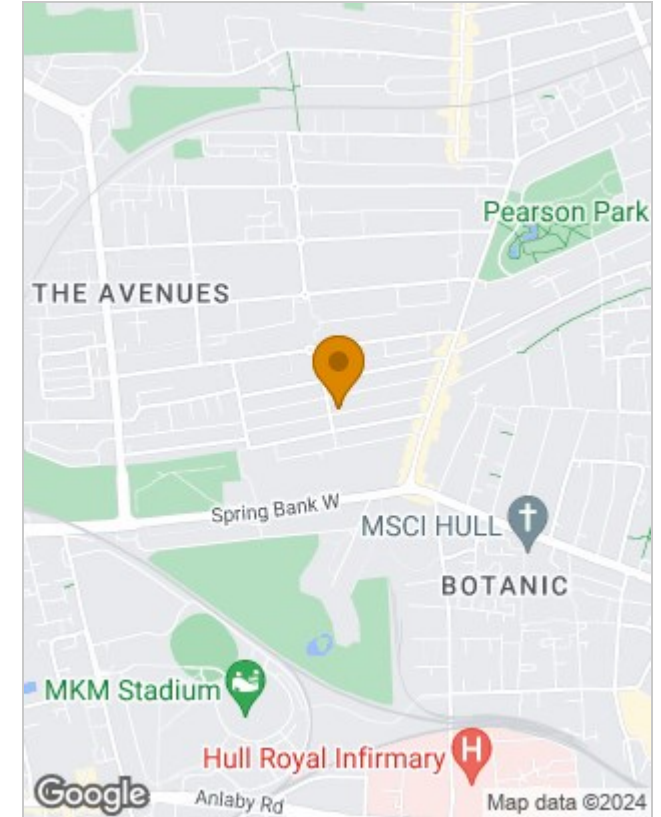
Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

