

196 Newland Avenue, Hull, HU5 2NE

Offers In Excess Of £115,000



Commercial Property previously used as a private SURGERY with THREE treatment rooms (one en-suite), Reception Area, Kitchen Area and separate W/C, with yard to rear.

Having undergone an internal renovation to be used as a functional surgery with Gas Central Heating, partial double glazing and many fitments to remain.

Located in the heart of the ever-popular Newland Avenue area nestled between its shops and amenities with excellent transport links in and out of Hull City Centre.

Description

The property briefly comprises of Entrance Hall, Reception Area, Treatment Room One, Kitchen Area and W/C to the ground floor.

To the first floor there are Treatment Rooms Two and Three (with En-Suite). There is also a rear yard to the property.



Entrance Hall

Door leading into hallway, stairs to First Floor Landing, inner door to Reception Room.

Reception 13'1" into bay x 10'9" (4.0 into bay x 3.3)

With walk in bay window to front aspect, shelving and storage, floor covering and wall mounted radiator. Door leading into further inner hallway.



Hallway

With doors leading to Kitchen area and Treatment Room One.

Treatment Room One 7'6" into recess x 7'2" (2.3 into recess x 2.2)

UPVC double glazed window to rear aspect, wall mounted radiator, wall mounted storage and vanity unit fitted with wash hand basin.



Kitchen Area 6'2" x 5'10" (1.9 x 1.8)

UPVC double glazed window and door to side aspect, range of fitted wall units, stainless steel sink, tiled floor and further door leading into ...



W/C

UPVC double glazed window to side aspect, low level flush w/c and wash hand basin

First Floor Landing

With cupboard housing Gas Central Heating Boiler, doors leading to ...

Treatment Room Two 14'5" at widest point x 10'9" (4.4 at widest point x 3.3)

With UPVC double glazed window to front elevation, range of wall mounted cupboards and drawers, stainless steel sink, partial tiling and wall mounted radiator.



External

The front of the property is walled to boundaries with some shrubs.

To the rear of the property there is a small yard for bin storage.

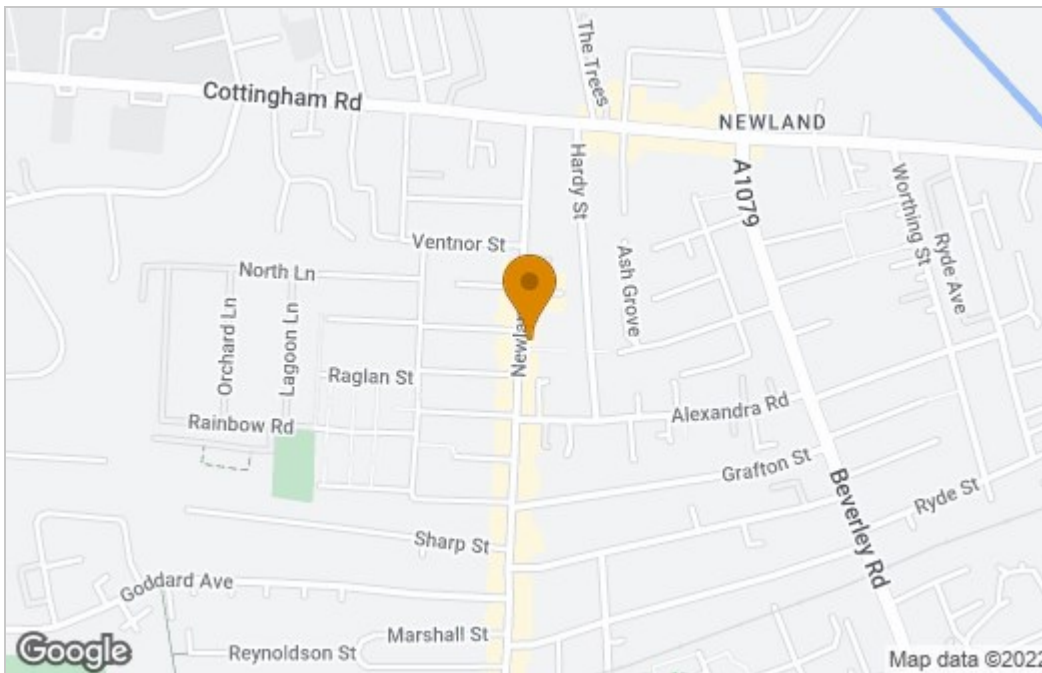
Treatment Room Three 10'9" x 9'2" (3.3 x 2.8)

Window to rear elevation, wall mounted radiator, shelving and door into En-Suite.



En-Suite Shower Room

Shower Cubicle, wash hand basin, w/c, partially tiled with heated towel rail/radiator.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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