



44 Balmoral Avenue, Hull HU6 7UD

FOR SALE - Guide Price £90,000

Haller Evans

Chartered Surveyors

Ideal Family Home / Popular Residential Area / 2 Double Bedrooms / Double Glazing & Central Heating

Front & Rear Gardens / Rear Vehicular Access / No Chain Involved

A 2 BEDROOM TERRACED HOUSE situated in this popular residential location, conveniently placed for Hull University on Cottingham Road, together with schools and local shops and with good public transport links to the City Centre.

The property is in need of some further modernisation, but benefits from uPVC double glazing and gas central heating. There are gardens to front and rear and 10-foot vehicular access.

The accommodation briefly comprises entrance hall, lounge, dining room, kitchen to the ground floor and 2 double sized bedrooms and bathroom to the first floor. The property is arranged over two floors and in detail the property comprises: -

GROUND FLOOR

Entrance Hall	With uPVC entrance door and adjoining window frame, stairs off.
Lounge	Approx 4.43m x 3.70m max (14.6 ft x 12.3 ft max). With uPVC bay window frame, radiator, tiled fireplace
Dining Room	Approx 3.75m x 2.76m (12.4 ft x 9.1 ft). With uPVC window frame overlooking rear garden, radiator, walk-in pantry cupboard, built-in wall cupboard, under stairs cupboard with meters
Kitchen	Approx 2.76m x 2.42m max (9.1 ft x 7.11 ft). With two uPVC window frames and uPVC part glazed rear entrance door, fitted wall and base storage units with integrated electric oven and hob, extractor hood, stainless steel sink unit, laminate worktops, wall-mounted Worcester gas boiler, radiator, tiled floor

FIRST FLOOR

Landing	With ceiling hatch to roof void
Bedroom 1	Approx 4.65m x 3.98m (15.3 ft x 13.1 ft). Good sized main bedroom with uPVC double glazed windows to front elevation, radiator
Bedroom 2	Approx 3.21m x 2.81m (10.6 ft x 9.3 ft). Double bedroom with uPVC double glazed window overlooking rear garden, fitted cupboards, radiator
Shower Room	Approx 1.83m x 1.74m (6 ft x 5.9 ft). With uPVC double glazed window, shower unit with Triton shower, pedestal wash hand basin and low flush wc, tiled walls, tiled floor, radiator
External	There is front garden and attractive, enclosed rear garden with rear 10-foot access. On-street parking is available.
Services	Mains gas, electricity, water and drainage are available.
Heating	A gas heating system is fitted.
Council Tax	We understand from Internet enquiry that the property is assessed in Band A - The Local Authority is Kingston upon Hull City Council.
EPC Rating	D
Tenure	Freehold
Viewings	For more information and to view please contact Haller Evans Tel 323033 or info@hallerevans.com

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ADDITIONAL PHOTOS & PLANS



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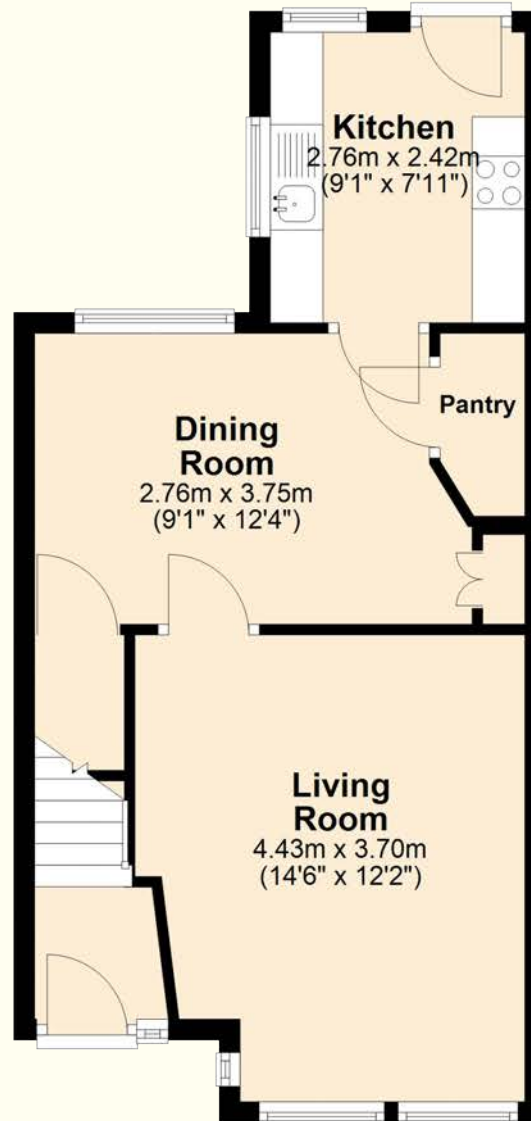
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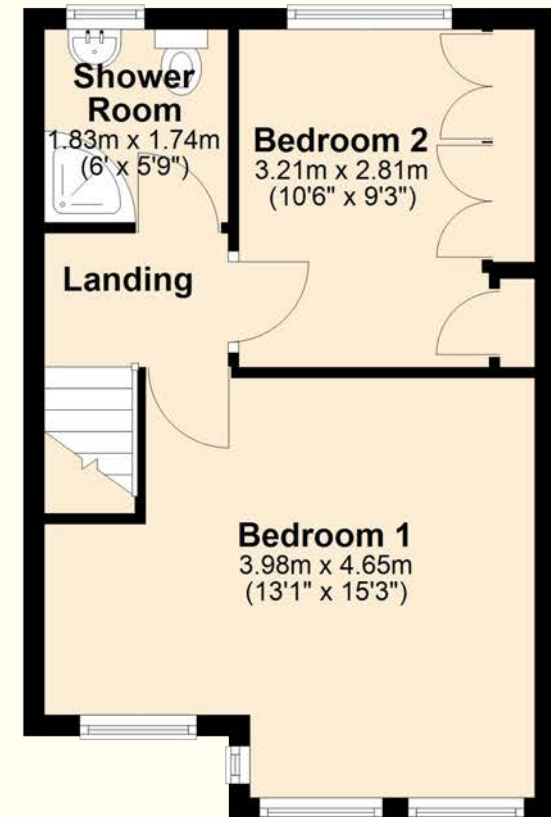
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Ground Floor



First Floor



NOT TO SCALE - For Identification Purposes Only

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