



89 Hardy Street

Hull

HU5 2PH

Guide Price £84,950

Offered with NO CHAIN INVOLVED this 2 Bedroom middle terraced house offers good sized accommodation and requires a modernisation programme which may well suit the investor! The property offers a great scope for improvement and does benefit from gas central heating. The accommodation includes Lounge, Dining Kitchen, Lobby, Bathroom/WC, on the first floor there are 2 Bedrooms and outside there is a forecourt and yard to the rear. Situated in this popular and convenient location.



Property Features

- Middle Terraced House
- Popular Location
- 2 Bedrooms
- Ideal For Developer
- Requires Modernisation And Refurbishment
- No Chain Involved
- Viewing Recommended
- Great Potential

Full Description

THESE DETAILS ARE DRAFT DETAILS ONLY AND ARE AWAITING APPROVAL BY THE VENDOR

LOCATION

Hardy Street is a popular area which runs between Cottingham Road and Alexandra Road therefore is an excellent position for local amenities down Newland Avenue including bars, bistros, restaurants, public transport, schools, very convenient for Hull University and is good travelling distance for Hull City centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

LOUNGE

14' 3" x 13' 5" (4.34m x 4.09m)

Measured into bay. With a half bay window overlooking the front, fire surround, dado rail, picture railing, cornice and rose to the ceiling, main entry door and central heating radiator.

KITCHEN

14' 2" x 13' 4" (4.32m x 4.06m)

With single sink and drainer with mixer tap, base and wall-mounted units, worktop surface areas, gas cooker point, cornice to the ceiling, plumbing for automatic washing machine, window to the rear, single central heating radiator, under-stairs storage cupboard and staircase leading to the first floor.

LOBBY

With door leading to the rear yard, wall-mounted boiler serving central heating and hot water and tiled flooring.

BATHROOM

6' 10" x 5' 7" (2.08m x 1.7m)

With panelled bath with mixer tap and shower attached, pedestal wash hand basin, low level WC, tiled flooring, obscured window to the side and single central heating radiator.

FIRST FLOOR

LANDING

With access to the roof void area.

BEDROOM 1

13' 8" x 12' 1" (4.17m x 3.68m)

Measured into bay. With bay window to the front, picture railing, double central heating radiator, built-in cupboard and fireplace.

BEDROOM 2

10' 6" x 10' 4" (3.2m x 3.15m)

With window to the rear, cornice to the ceiling, picture railing and single central heating radiator.

OUTSIDE

There is a forecourt area to the front and to the rear there is a small yard with walling on perimeters 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.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT

Monday to Friday 9am to 5pm
Saturday 10am to 1pm.

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DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only

