



293 Annandale Road

Hull

HU9 5HD

Guide Price **£105,000**

Offered with NO CHAIN INVOLVED! We offer onto the market this good-sized 3 Bedroom house. The property, which benefits from gas central heating and uPVC double glazing, briefly comprises Enclosed Porch, Entrance Hall, Lounge, Dining Kitchen with fitted units, on the first floor there are 3 Bedrooms and Bathroom/WC and outside to the front of the property there is private off-street parking for approx. 2 cars and the rear enjoys a good-sized garden. Situated in this convenient area.



Property Features

- Middle House
- 3 Bedrooms
- Good Size Accommodation
- Gas Central Heating
- uPVC Double Glazing
- Private Off-Street Parking
- Convenient Location
- No Chain Involved

Full Description

LOCATION

The property is situated to the east side of the city on Greatfield Estate with good local amenities including shops, public transport, schools and convenient travelling distance for Hull City centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENCLOSED PORCH

With uPVC double glazed door, uPVC double glazed window and laminate flooring.

ENTRANCE HALL

With entry door, laminate flooring and staircase leading to the

first floor.

LOUNGE

15' 0" x 11' 10" (4.57m x 3.61m)

With uPVC double glazed window which overlooks the front, double central heating radiator, laminate flooring, TV point, under-stairs storage cupboard, cornice to the ceiling and down lighters.

DINING KITCHEN

15' 1" x 8' 2" (4.6m x 2.49m)

With stainless steel sink with drainer and mixer tap, fitted base and wall-mounted units, worktop surface areas, plumbing for automatic washing machine, uPVC double glazed window which overlooks the rear, uPVC double glazed door which leads to the rear garden, cornice to the ceiling, double central heating radiator and extractor/cooker hood.

FIRST FLOOR

LANDING

With access to the roof void area.

BEDROOM 1

14' 6" x 9' 11" (4.42m x 3.02m)

With fitted cupboard, uPVC double glazed window which overlooks the front and single central heating radiator.

BEDROOM 2

9' 9" x 9' 0" (2.97m x 2.74m)

With uPVC double glazed window which overlooks the rear



Full Description

and single central heating radiator.

BEDROOM 3

10' 11" x 6' 2" (3.33m x 1.88m)

With uPVC double glazed window which overlooks the front and single central heating radiator.

BATHROOM

9' 5" x 5' 5" (2.87m x 1.65m)

With panelled bath, separate shower over the bath with screen, pedestal wash hand basin with mixer tap, low level WC, two uPVC double glazed windows which overlook the rear, down lighters and single central heating radiator.

OUTSIDE

To the front of the property there is private off-street parking for approx. 2 cars with wrought iron fencing on perimeters, gate and path. To the rear there is a good sized garden with decking, useful brick store and fencing on perimeters.

VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

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

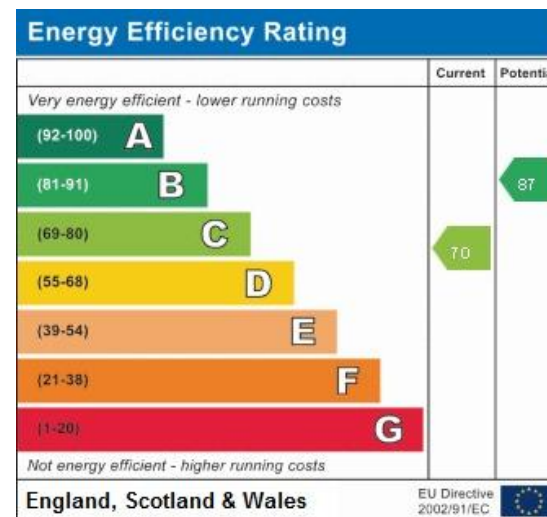
Monday to Friday 9am to 5pm
Saturday 10am to 1pm.





DRAFT FLOOR PLAN ONLY - AWAITING VENDORS APPROVAL

All measurements are approximate and for display purposes only



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