



## 296 Newland Avenue

Hull

HU5 2NB

£99,950

NO CHAIN INVOLVED! We offer onto the market this very deceptive 2 Bedroom middle house having the benefit of uPVC double glazing and gas central heating system to the ground floor only (we are informed that a new boiler is required). The property, which has good-size long rear garden, briefly includes the following accommodation: Enclosed Porch to Entrance Hall, Lounge, Dining Room, Fitted Kitchen, Lobby to Bathroom/WC and on the first floor there are 2 Bedrooms (the 2nd Bedroom also has a Wash Room/WC off). There is also a fixed staircase leading to second floor attic space which is accessed from Bedroom 2. Situated in this very convenient location, ideal for Hull University. This is an ideal property for first time buyer or



## Property Features

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- No Chain Involved
- Middle House
- 2 Reception Rooms
- 2 Bedrooms
- Bathroom plus Wash Room/WC
- uPVC Double Glazing
- Good Sized Long Rear Garden
- Convenient Location

## Full Description

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

### LOCATION

The property is situated on Newland Avenue itself therefore boasts an excellent range of amenities including shops, bars, bistros, restaurants, public transport and very convenient for Hull University and good travelling distance for Hull city centre.

### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE PORCH

With half obscured double glazed door.

##### ENTRANCE HALL

With entry door with overhead window, single central heating radiator and staircase into the first floor, part-cornice to the ceiling.

##### LOUNGE

9' 11" x 9' 10" (3.02m x 3m)

Measured into recess. With uPVC double glazed bow window which overlooks the front, cornice to the ceiling, double central heating radiator and fire surround.

##### DINING ROOM

13' 1" x 11' 5" (3.99m x 3.48m)

Measured into recess. With double central heating radiator, understairs storage cupboard, two uPVC double glazed French doors leading to the rear garden.

##### FITTED KITCHEN

14' 5" x 5' 10" (4.39m x 1.78m)

With a stainless steel sink and drainer with mixer tap, fitted base & wall-mounted units with worktop surface areas, extractor, uPVC double glazed window which overlooks the side, built-in under-oven and four ring gas hob, cooker hood/extractor, single central heating radiator and cornice to the ceiling.

##### LOBBY

With half uPVC obscured double glazed entry door leading to the rear garden.

##### BATHROOM

7' x 5' 7" (2.13m x 1.7m)

With panelled bath having separate shower over, pedestal wash hand basin, low level WC, fully-tiled ceiling-to-wall, single central heating radiator, uPVC double glazed obscured window which overlooks the side and Xpelair.





# Full Description

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## FIRST FLOOR

### SMALL LANDING AREA LEADING TO:-

#### BEDROOM 1

14' 8" x 10' 5" (4.47m x 3.18m)

With uPVC double glazed window which overlooks the front and built-in cupboard.

#### BEDROOM 2

13' 9" x 11' 11" (4.19m x 3.63m)

Measured at widest points. With uPVC double glazed window which overlooks the rear, built-in cupboard, WC and wash basin (off). Also fixed stairs leading to second floor attic space which measures 13'8 x 12' and has a skylight window.

#### OUTSIDE

To the front of the property there is brick-walling to perimeters with block-paving and to the rear, is a long garden with block-paving, fencing to perimeters, external tap connected and gate leading to shared pedestrian access only.

#### TENURE

#### 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.





DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only



| Energy Efficiency Rating                    |          | Current | Potential               |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs |          |         |                         |
| (92-100)                                    | <b>A</b> |         |                         |
| (81-91)                                     | <b>B</b> |         |                         |
| (69-80)                                     | <b>C</b> |         | 74                      |
| (55-68)                                     | <b>D</b> |         |                         |
| (39-54)                                     | <b>E</b> |         |                         |
| (21-38)                                     | <b>F</b> |         |                         |
| (1-20)                                      | <b>G</b> | 3       |                         |
| Not energy efficient - higher running costs |          |         |                         |
| <b>England, Scotland &amp; Wales</b>        |          |         | EU Directive 2002/91/EC |

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements