



22 Tunis Street

Hull

HU5 1EZ

Guide Price £50,000

For Sale by sealed bids to be received at our Newland Avenue office by no later than 12pm noon on 12th April 2024. We offer onto the market this 3 Bedroom end terraced house which benefits from part uPVC double glazing, gas central heating and replaced pantile roof however the property does require some repair and some general updating. This is an ideal opportunity for the investor which is offered with NO CHAIN INVOLVED! Briefly the accommodation comprises Entrance Hall, 2 Reception rooms, fitted kitchen, Lobby, Bathroom/WC, on the first floor there are 3 Bedrooms and outside there is a rear courtyard garden. The property has excellent potential, situated in this convenient area.



Property Features

- End Terraced House
- 3 Bedrooms
- 2 Reception Rooms
- Gas Central Heating
- Part uPVC Double Glazing
- No Chain Involved
- Great Investment Opportunity
- Sealed Bids

Full Description

LOCATION

The property is situated just off Sculcoates Lane which has good access for local amenities including shops, schools and convenient travelling distance for Hull City centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

OPEN PORCH

ENTRANCE HALL

With a half obscured door with overhead window, single central heating radiator, dado rail and staircase leading to the first floor.

FRONT SITTING ROOM

10' 11" x 9' 9" (3.33m x 2.97m)

Measured into recess. With a uPVC double glazed window which overlooks the front, single central heating radiator, dado rail, fire surround and fitted gas fire.

SECOND RECEPTION ROOM

10' 11" x 12' 2" (3.33m x 3.71m)

Measured into recess. With single glazed window which overlooks the rear, double central heating radiator, under-stairs cupboard and archway leading to :-

FITTED KITCHEN

9' 9" x 8' 4" (2.97m x 2.54m)

With a stainless steel single sink and drainer, fitted base and wall-mounted units, worktop surface areas with tiled surrounds, single glazed window which overlooks the side, down lighters, double central heating radiator, tiled flooring, plumbing for automatic washing machine and wall-mounted boiler serving central heating and hot water.

LOBBY

With half obscured door which leads to the rear and tiled flooring.

BATHROOM

4' 8" x 7' 11" (1.42m x 2.41m)

With a panelled bath with handle grips, mixer tap and shower attached, pedestal wash hand basin, low level WC, two walls fully tiled, single central heating radiator, obscured window to the side, extractor and down lighters.



Full Description

FIRST FLOOR

LANDING

With access to the roof void area.

BEDROOM 1

12' 11" x 10' 9" (3.94m x 3.28m)

Measured into recess. With uPVC double glazed window which overlooks the front, built-in cupboard and single central heating radiator.

BEDROOM 2

12' 1" x 8' 0" (3.68m x 2.44m)

With window which overlooks the rear and single central heating radiator.

BEDROOM 3

9' 9" x 8' 0" (2.97m x 2.44m)

With single glazed window which overlooks the rear and single central heating radiator.

OUTSIDE

There is a courtyard garden with fencing on perimeters, brick walling and rear pedestrian access.

TENURE

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

SEALED BIDS PROCEDURE

Written offers for the purchase of this property must reach our Newland Avenue office no later than 12 noon on 12th April 2024. Our client is not obliged to accept the highest or indeed any offer.

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

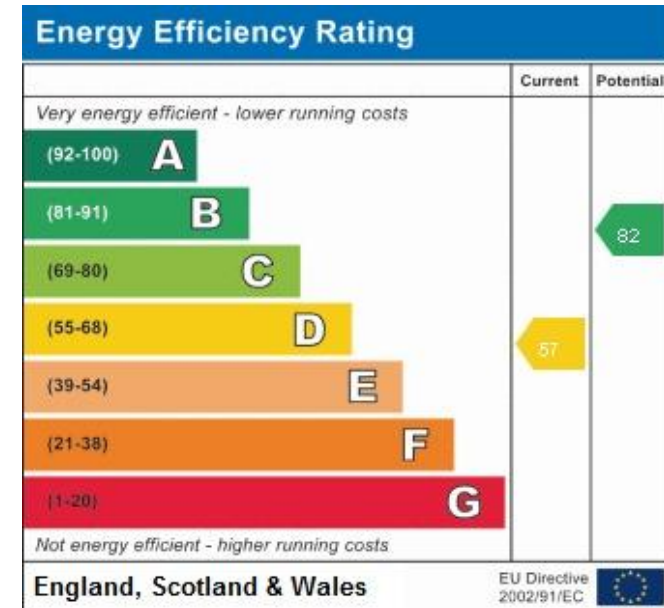
Monday to Friday 9am to 5pm

Saturday 10am to 1pm.





All measurements are approximate and for display purposes only



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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