



49 Park Grove

Hull

HU5 2UR

£119,995

****PUBLIC NOTICE** Neil Kaye Estate Agents are now in receipt of an offer for the sum of £142,000 for 49 Park Grove, Hull. Anyone wishing to place an offer on this property should contact Neil Kaye Estate Agents, 79 Newland Avenue, Hull, HU5 2AL on 01482 472 900 before exchange of contracts.** A great opportunity to purchase a large 5 Bedroom middle house arranged on three floors! The property, which requires some repair and full refurbishment programme, offers huge potential for a family home or investment. Benefiting from gas central heating the accommodation briefly comprises Open Porch, Entrance Hall, two Reception Rooms, potential large Living Dining Kitchen, on the first floor there are 3 Bedrooms, Bathroom and separate WC and second floor has 2 further Bedrooms, outside there is a good size rear garden. Situated in this popular and convenient location and offered with **NO CHAIN INVOLVED**.



Property Features

- Large Middle House
- 5 Bedrooms
- 2 Reception Rooms
- Gas Central Heating
- Requires Some Repair And Refurbishment
- Good Size Rear Garden
- Huge Potential
- No Chain Involved

Full Description

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

LOCATION

The property runs between Beverley Road and Princes Avenue therefore in an ideal position for local facilities including shops, public transport, bars, restaurants, schools, Pearson Park and convenient travelling distance for Hull City centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

OPEN PORCH

With uPVC double glazed entry door with obscured uPVC double glazed window over, cornice to the ceiling, two single central heating radiators, staircase leading to the first floor with spindle balustrade,

laminare flooring and dado rail.

FRONT LOUNGE

17' 5" x 13' 5" (5.31m x 4.09m)

Measured into bay. With bay window which overlooks the front, tiled fireplace and gas fire, cornice to the ceiling, picture railing, laminate flooring and double central heating radiator.

SECOND RECEPTION ROOM

10' 6" x 14' 10" (3.2m x 4.52m)

Measured into recess. With two half glazed doors leading to the rear, picture railing, double central heating radiator, tiled fireplace and fitted gas fire.

KITCHEN

31' 7" x 10' 11" (9.63m x 3.33m)

With wall-mounted boiler serving central heating and hot water, double central heating radiator, brick chimney breast, under-stairs storage cupboard, three windows which overlook the side, stainless steel sink and drainer and half obscured door which leads to the rear.

PANTRY CUPBOARD (OFF)

FIRST FLOOR

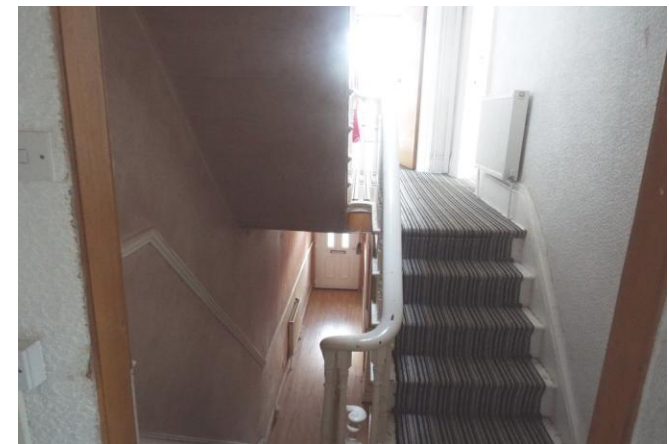
TWO LEVEL LANDING

With two single central heating radiator and staircase with spindle balustrade leading to the second floor.

BEDROOM 1

19' 8" x 15' 0" (5.99m x 4.57m)

Measured into recess. With open tiled fireplace, shelving to recess and cupboard, single central heating radiator and two windows which overlook the front.



Full Description

BEDROOM 2

12' 4" x 14' 9" (3.76m x 4.5m)

Measured into recess. With window which overlooks the rear, fireplace with surround, built-in cupboard and single central heating radiator.

BEDROOM 3

11' 3" x 11' 0" (3.43m x 3.35m)

Measured into recess. With fire surround, fitted shelving to one recess, double central heating radiator and window which overlooks the rear.

BATHROOM

6' 5" x 7' 0" (1.96m x 2.13m)

With panelled bath with mixer tap, shower attached and screen, vanity wash hand basin with mixer tap, obscured window which overlooks the side and single central heating radiator.

SEPARATE WC

With low level WC and obscured window which overlooks the side.

SECOND FLOOR

LANDING

With velux window and access to roof void area.

BEDROOM 4

19' 5" x 11' 7" (5.92m x 3.53m)

Measured at widest points. uPVC double glazed window which overlooks the front and two single central heating radiators.

BEDROOM 5

12' 7" x 9' 11" (3.84m x 3.02m)

With velux window and single central heating radiator.

OUTSIDE

To the front of the property there is a forecourt area and to the rear there is a very good size long garden with hedging, brick walling on perimeters, storage shed, various bushes and trees and also side paved area with side gate shared with the adjoining property.

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

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their 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.

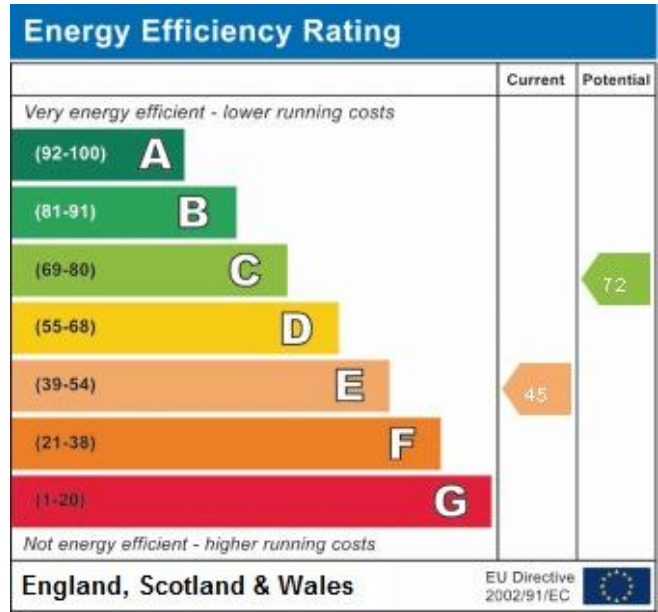
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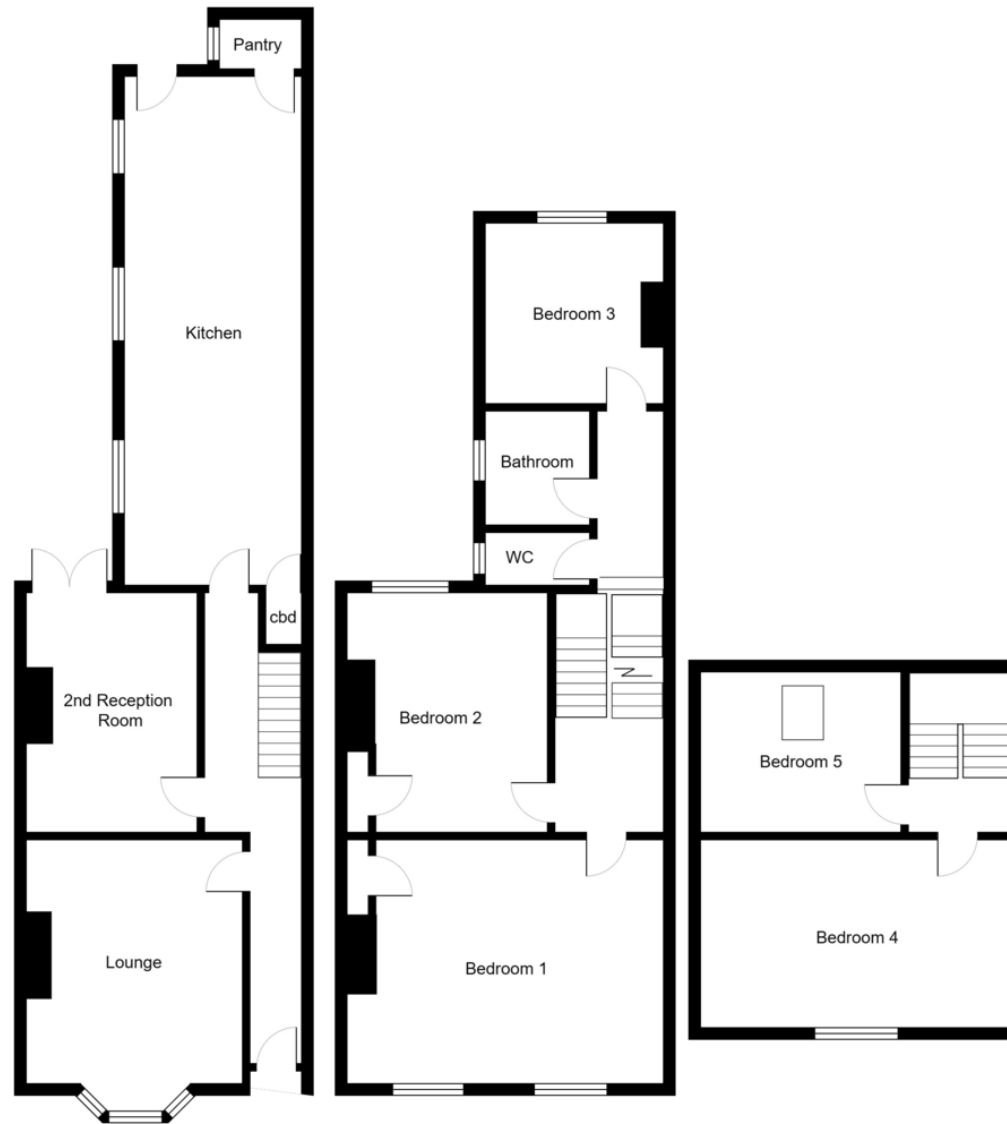
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Monday to Friday 9am to 5pm

Saturday 10am to 1pm.







DRAFT FLOOR PLAN

All measurements are approximate and for display purposes only

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