



17 Sycamore Court

Hull

HU5 2UL

Guide Price £100,000

We offer onto the market this 2 Bedroom middle town house benefiting from uPVC double glazing and gas central heating. The property is offered with NO CHAIN INVOLVED and requires some updating and decoration but offers great potential. Briefly the accommodation includes Entrance Hall, Lounge, fitted Dining Kitchen, on the first floor there are 2 Bedrooms and Bathroom/WC and outside there are gardens to the front and rear and a Garage set within a block just a short walking distance away. The property also enjoys a central lawned area within this pleasant setting, situated in this popular and convenient location.



Property Features

- Middle Town House
- 2 Bedrooms
- Gas Central Heating
- Garage
- Requires Some Updating And Decoration
- Great Potential
- Convenient Location
- No Chain Involved

Full Description

LOCATION

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

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With obscured entry door, double central heating radiator and staircase leading to the first floor.

LOUNGE

14' 10" x 11' 3" (4.52m x 3.43m)

With uPVC double glazed window which overlooks the front, double central heating radiator, wall-mounted gas fire and good sized built-in under-stairs storage cupboard.

DINING KITCHEN

8' 11" x 14' 8" (2.72m x 4.47m)

With fitted base wall-mounted units, worktop surface areas with tiled surrounds, single sink with drainer and mixer tap, two uPVC double glazed windows which overlook the rear, double central heating radiator, wall-mounted boiler serving central heating and hot water, plumbing for automatic washing machine, built-in under oven and 4 ring gas hob with extractor/cooker hood and half glazed uPVC double glazed door leading to the rear garden.

FIRST FLOOR

LANDING

With access to the roof void area and built-in cupboard housing lagged tank.

BEDROOM 1

11' 6" x 11' 4" (3.51m x 3.45m)

With uPVC double glazed window which overlooks the front and built-in wardrobe with sliding doors to the front.

BEDROOM 2

7' 11" x 12' 3" (2.41m x 3.73m)

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



Full Description

BATHROOM

8' 5" x 6' 0" (2.57m x 1.83m)

With panelled bath having handle grips, pedestal wash hand basin, low level WC, tiled areas, single central heating radiator and obscured uPVC double glazed window which overlooks the rear.

OUTSIDE

To the front of the property there is a garden area with various trees and path and to the rear there is a garden with fencing on one perimeter, brick walling on rear perimeter and wrought iron gate. Also, a short distance away is a Garage within a block which belongs to the property and a designated parking space.

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.

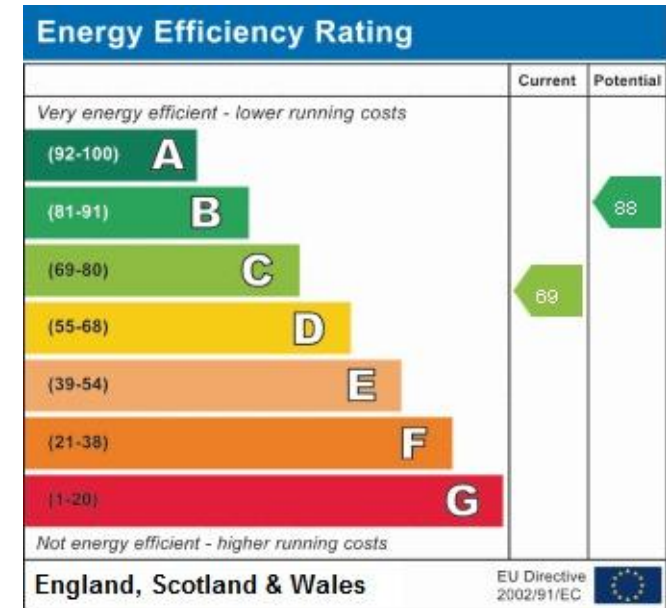
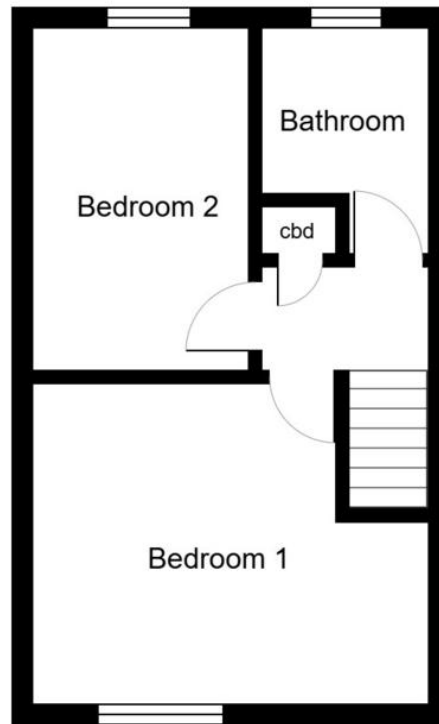
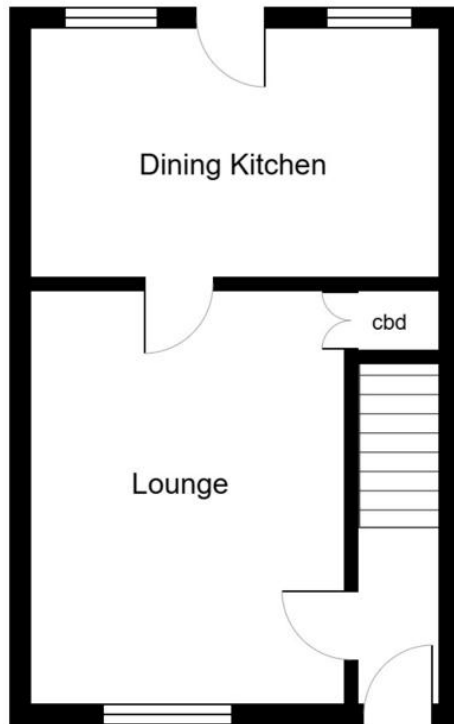
Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if travelling some distance to view the property.

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.





DRAFT FLOORPLAN ONLY - AWAITING VENDORS APPROVAL

All measurements are approximate and for display purposes only

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