



21 Alexandra Road

Hull

HU5 2NS

Guide Price £175,000

We highly recommend an internal inspection to fully appreciate this very spacious, 5 Bedroom end house which has undergone a programme of refurbishment over recent years. This property provides great family accommodation which is arranged on three levels. Benefits include gas central heating, the majority of windows being replaced with bespoke sealed unit double glazing and side drive access which leads on to a large rear garden. The sympathetically restored accommodation which has original features together with a "retro" style theme, briefly comprises:- Open Porch, Entrance Hall, 2 Reception Rooms, Dining Kitchen and on the first floor, 4 Bedrooms, good-size Bathroom including separate shower cubicle, Utility Room, 2nd Separate WC and on the second floor, a large Attic Bedroom. Situated in this very convenient location, viewing highly recommended.



Property Features

- Large Traditional End House
- Extensive Refurbishment Carried Out In Recent Years
- 5 Bedrooms
- Gas Central Heating/Majority uPVC Bespoke Double Glazing
- 2 Reception Rooms
- Private Driveway & Large Rear Garden
- Arranged on Three Levels
- Viewing Highly Recommended

Full Description

LOCATION

The property is situated between Beverley Road and Newland Avenue. Newland Avenue in particular has a good range of shops, bars, bistro and restaurants. Also good public transport for Hull city centre and schools.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

OPEN PORCH

ENTRANCE HALL

With an entry door, single central heating radiator, staircase leading to the first floor with understairs storage cupboard, dado rail, cornice to the ceiling.

FRONT SITTING ROOM

16' 4" x 13' 2" (4.98m x 4.01m)

Measured into bay and recess. With replaced sealed unit double glazed sash bay window to the front, double central heating radiator, dado rail, picture

railing, wooden flooring, feature fireplace with tiled inset and hearth, open fire, TV point.

2ND RECEPTION ROOM

13' 9" x 11' 4" (4.19m x 3.45m)

Measured into recess. With two half glazed French doors leading to the rear garden, picture railing, single central heating radiator, laminate flooring, feature fire surround with tiled inset and hearth.

DINING KITCHEN

22' 10" x 8' 3" (6.96m x 2.51m)

With a single sink and drainer, good-size built-in cupboards (one housing boiler serving central heating and hot water), sealed unit double glazed sash window which overlooks the side, tall feature radiator, chimney breast and delft shelving, extractor/cooker hood, downlighters, half obscured door which leads to the rear.

FIRST FLOOR

LANDING

With staircase leading to the second floor, single central heating radiator, Velux window.

BEDROOM 1

17' 0" x 13' 8" (5.18m x 4.17m)

Measured into recess. With two bespoke sealed unit double glazed windows overlooking the front, built-in cupboard, tall feature radiator, feature fireplace.

BEDROOM 2

12' 4" x 8' 4" (3.76m x 2.54m)

With sealed unit double glazed window overlooking the rear, TV point, single central heating radiator.

BEDROOM 3

13' 9" x 7' 7" (4.19m x 2.31m)

With sealed unit double glazed sash window which overlooks the rear, single central heating radiator.



Full Description

BEDROOM 4 (OFF BEDROOM 3)

13' 8" x 7' 7" (4.17m x 2.31m)

With bespoke sealed unit double glazed window which overlooks the front, double central heating radiator.

BATHROOM

13' 6" x 11' 2" (4.11m x 3.4m)

With a newly fitted retro suite including feature bath with mixer tap, pedestal wash hand basin with mixer tap, separate shower cubicle, low level WC, sealed unit double glazed window which overlooks the rear, very attractive tiled flooring, tall radiator, extractor.

UTILITY ROOM

Pedestal wash hand basin, walls are fully-tiled, obscured window to the side, single central heating radiator, plumbing for automatic washing machine.

SEPARATE WC

With WC and obscured window to the side.

SECOND FLOOR

LANDING

With skylight window.

BEDROOM 5

24' 10" x 17' 8" (7.57m x 5.38m)

With sealed unit double glazed sash window which overlooks the front, double central heating radiator, wooden flooring.

OUTSIDE

To the front of the property there is a forecourt with wrought-iron fencing. Two entry gates lead to a private long drive access which leads on to a large rear garden and courtyard area. Fencing and brick-walling on the perimeters

and summer house.

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 FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

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