

## 22 Desmond Avenue

Hull

HU6 7JZ

Guide Price £260,000

We are delighted to offer onto the market this 4 Bedroom, traditional-style, semi detached house providing spacious family-size accommodation and enjoying a large, well-established rear garden. The current vendors have provided a very well-cared-for home having owned the property for many years. The accommodation briefly comprises the following: Enclosed Porch, Entrance Reception, front Sitting Room, rear Living Room, Breakfast Room, fitted Kitchen including integrated appliances, Utility Room and Cloakroom/WC (off) and on the first floor, 4 Bedrooms (one having a shower cubicle and wash basin), Family Bathroom and Separate WC. Benefits include gas radiator central heating and uPVC double glazing. The delightful garden also has a summer house together with rear vehicular access leading to a concrete-sectional Garage. Situated in this tree-lined avenue - viewing highly recommended.





# Property Features

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- Traditional Semi Detached House
- 4 Bedrooms
- 3 Reception Rooms
- Large, Established Rear Garden
- Gas Central Heating/uPVC Double Glazing
- Rear Vehicular Access/Garage
- Spacious Family Home
- Popular Location

# Full Description

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## LOCATION

The property is situated in this very popular area down an attractive tree-lined avenue, close to local amenities including various shops, schools, public transport, Hull University, short walking distance to Newland Avenue and convenient travelling distance for Hull city centre.

## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENCLOSED ENTRANCE PORCH

With two uPVC double glazed doors, side and overhead windows and red tiled flooring.

#### ENTRANCE RECEPTION

15' 10" x 10' 4" (4.83m x 3.15m)

Measured at widest points. With a half obscured uPVC double glazed entry door, side and overhead windows, further uPVC double glazed window which overlooks the side, staircase leading to the first floor with understairs

storage cupboard, single central heating radiator, cornice to ceiling, picture railing, built-in cloaks cupboard, arch feature.

#### FRONT SITTING ROOM

15' 2" x 14' 1" (4.62m x 4.29m)

Measured into bay and recess. With uPVC double glazed window which overlooks the front, picture railing, double central heating radiator, fire surround with "marble" inset and hearth and gas fire, TV point.

#### LIVING ROOM

18' 4" x 11' 1" (5.59m x 3.38m)

With a uPVC double glazed window which overlooks the rear, tiled fireplace and gas fire, double central heating radiator, cornice to the ceiling, picture railing, TV point.

#### BREAKFAST ROOM

12' 10" x 11' 4" (3.91m x 3.45m)

With uPVC double glazed window which overlooks the side, skylight window, tiled flooring, double central heating radiator, built-in floor-to-ceiling cupboards, fitted base unit to recess, wall-mounted gas fire, TV point, display cupboards to recess areas and further built-in cupboard.

#### FITTED KITCHEN

12' 6" x 10' 5" (3.81m x 3.18m)

With fitted base and wall-mounted units with worktop surface areas, stainless steel sink and drainer with mixer tap, tiled flooring, double central heating radiator, walls are fully-tiled, integrated dishwasher, fridge freezer, oven and hob in housing unit and five ring gas hob, extractor/cooker hood, uPVC double glazed window which overlooks the side.

#### UTILITY ROOM

9' 1" x 6' 2" (2.77m x 1.88m)

With a uPVC double glazed window which overlooks the rear, uPVC fully double glazed door which leads to the rear garden, tiled flooring, plumbing for automatic washing machine, boiler serving central heating and hot water.



# Full Description

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## CLOAKROOM/WC (OFF)

Being fully-tiled with corner wash hand basin, low level WC, heated towel rail, uPVC obscured double glazed window which overlooks the side, tiled flooring.

## FIRST FLOOR

### LANDING

With uPVC double glazed window which overlooks the side, access to the boarded-out loft area with drop-down ladder.

### BEDROOM 1

16' 7" x 14' 3" (5.05m x 4.34m)

Measured into bay. With uPVC double glazed bay window which overlooks the front, built-in cupboard, picture railing, double central heating radiator.

### BEDROOM 2

13' 9" x 10' 6" (4.19m x 3.2m)

With uPVC double glazed window which overlooks the rear, built-in cupboard, fitted wardrobe, single central heating radiator.

### BEDROOM 3

12' 8" x 10' 6" (3.86m x 3.2m)

Measured at widest points. With uPVC double glazed window which overlooks the rear, double central heating radiator, picture railing.

### BEDROOM 4

10' 4" x 9' 0" (3.15m x 2.74m)

With uPVC double glazed window which overlooks the front, shower cubicle, wash hand basin, double central heating radiator.

## BATHROOM

7' 6" x 5' 11" (2.29m x 1.8m)

With a panelled bath having handle grips, mixer tap and separate shower

over, vanity wash hand basin with mixer tap, walls are fully-tiled, uPVC obscured double glazed window which overlooks the side, extractor, tall wall-mounted heated towel rail/radiator.

## SEPARATE WC

With a uPVC double glazed window overlooking the side, low level WC, walls are fully-tiled.

## OUTSIDE

To the front of the property there is a forecourt area with brick-walling and wrought-iron fencing on the perimeters together with gate. Also side path with wrought-iron gate. The rear enjoys a large and very-well established garden with paved areas, patio, lawn, summer house, greenhouse, brick-walling to the perimeters and trees including apple, pear and plum trees. At the end of the garden is a vegetable plot and there is rear vehicular access which leads to a good-size, concrete-sectional Detached Garage with entry door, personal door and window. There is also an external tap connected.

## 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.

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Monday to Friday 9am to 5pm

Saturday 10am to 1pm.













DRAFT FLOOR PLAN - AWAITING VENDORS' APPROVAL

All measurements are approximate and for display purposes only

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

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