



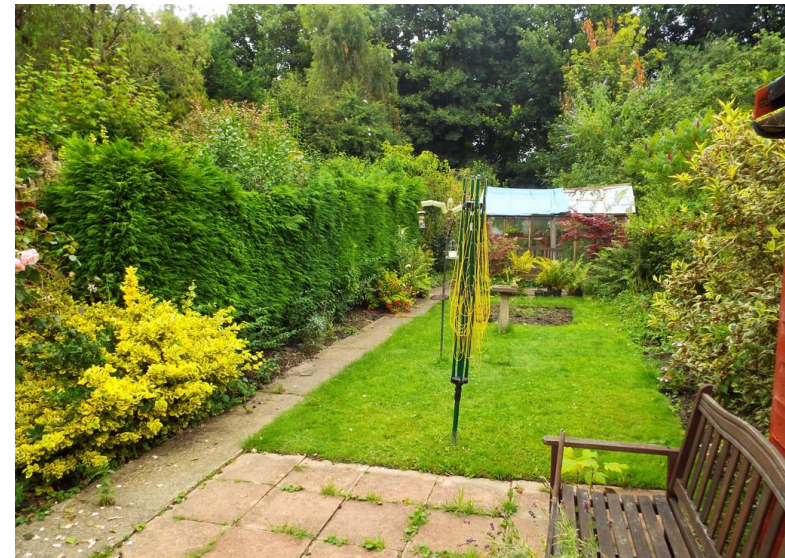
80 Ella Street

Hull

HU5 3AX

Guide Price £150,000

We offer onto the market this very popular-style 3 Bedroom middle house providing good-size accommodation benefiting from gas radiator central heating and part uPVC double glazing. The property requires a degree of modernisation but offers huge potential to provide a great family home. Briefly, the accommodation comprises:- Open Porch, Entrance Hall, 3 Reception Rooms, Kitchen with WC (off) and on the first floor, 3 Bedrooms and Bathroom. Outside there is a forecourt garden and a most delightful large and well-established garden. Situated in this very popular area.



Property Features

- Traditional-Style Mid Terraced House
- Large, Attractive Rear Garden
- 3 Bedrooms
- Requires Refurbishment
- 3 Reception Rooms
- Great Potential
- Gas Central Heating/Part uPVC Double Glazing
- Very Popular Location

Full Description

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

LOCATION

The property is situated in the "Avenues" Conservation Area which is highly regarded and boasts excellent local amenities including reputable school, Hull University, a wide range of facilities down Newland Avenue and Princes Avenue which include many bars, restaurants and the historic Pearson Park. Also good travelling distance for Hull city centre itself.

THE ACCOMMODATION COMPRISES

OPEN PORCH

ENTRANCE HALL

With a half obscured glazed entry door, double central heating

radiator, staircase leading to the first floor.

FRONT SITTING ROOM

13' 4" x 13' 3" (4.06m x 4.04m)

Measured into bay and recess. With bay window which overlooks the front, fire surround with tiled inset and gas fire, cornice and rose to the ceiling, double central heating radiator.

SECOND RECEPTION ROOM

12' 8" x 11' 5" (3.86m x 3.48m)

With multi-paned door leading to the rear garden, single central heating radiator, wall-mounted gas fire, rose to the ceiling.

BREAKFAST ROOM

12' 3" x 12' 2" (3.73m x 3.71m)

Measured into bay and recess. With bay window which overlooks the side, wall-mounted gas fire, single central heating radiator.

KITCHEN

10' 7" x 8' 7" (3.23m x 2.62m)

With a stainless steel sink and drainer, uPVC double glazed window which overlooks the rear, wall-mounted boiler serving central heating and hot water, plumbing for automatic washing machine, half uPVC double glazed door which leads to the side and rear.

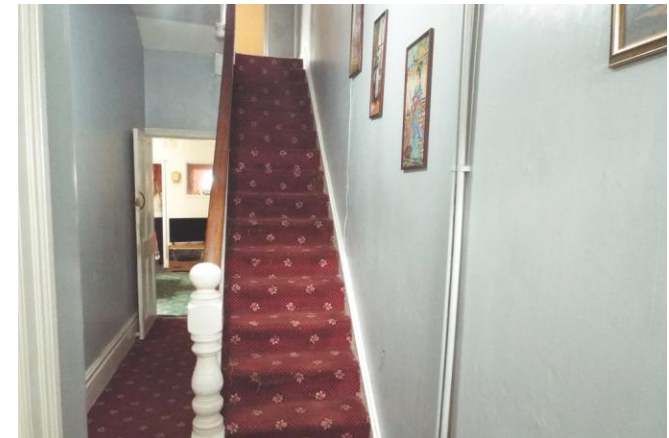
FURTHER KITCHEN RECESS AREA

10' 4" x 4' 9" (3.15m x 1.45m)

With a uPVC double glazed window which overlooks the side, base and wall-mounted units with worktop surface areas.

WC (OFF THE MAIN KITCHEN AREA)

With WC.



Full Description

FIRST FLOOR

LANDING

BEDROOM 1

18' 3" x 11' 9" (5.56m x 3.58m)

With two uPVC double glazed windows overlooking the front, two built-in cupboards, double central heating radiator.

BEDROOM 2

13' 2" x 11' 8" (4.01m x 3.56m)

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

BEDROOM 3

11' 2" x 10' 5" (3.4m x 3.18m)

With uPVC double glazed window which overlooks the rear.

BATHROOM

6' 3" x 5' 5" (1.91m x 1.65m)

With a panelled bath having shower over, pedestal wash hand basin, uPVC double glazed obscured window to the side.

OUTSIDE

To the front of the property there is a forecourt garden with fencing on the perimeters and path. The rear enjoys a delightful and very long garden with fencing on perimeters, established trees and bushes, lawn, patio, path, three sheds, external tap connected, gate leading to side pedestrian access 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

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order.

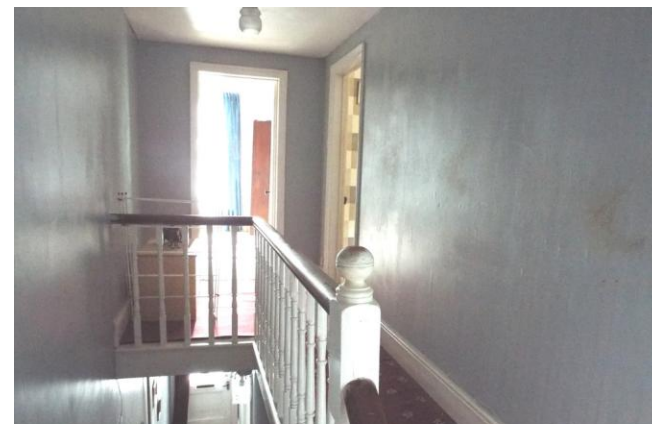
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Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

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		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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