



10 Blaydes Street

Hull

HU6 7RE

Guide Price £75,000

NO CHAIN INVOLVED. A 2 Bedroom middle house situated in this very popular and convenient location close to the Hull University. The property which has gas central heating and uPVC double glazing, requires a full refurbishment program and offers a great opportunity for the developer/investor. Briefly the accommodation includes Entrance Hall, 2 Reception Rooms, Kitchen, Lobby, Shower Room and to the first floor, 2 Bedrooms. Outside is a rear courtyard. Great potential!



Property Features

- No Chain Involved
- 2 Bedrooms
- 2 Reception Rooms
- Gas Central Heating
- uPVC Double Glazing
- Convenient Location
- Requires Modernisation and Refurbishment Program
- Great Potential

Full Description

LOCATION

The property which is situation off Haworth Street, Cottingham Road which is a very popular area within short walking short walking distance to the many varied shops, bars and bistros down Newland Avenue. Regular bus route into Hull city centre, also a short distance away from Hull University.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With uPVC entry door, single central heating radiator,

wooden flooring and staircase leading to the first floor.

FRONT SITTING ROOM

10' 8" x 9' 11" (3.25m x 3.02m)

With uPVC double glazed window which overlooks the front, gas fire and surround, cornice and rose to the ceiling, double central heating radiator.

2ND RECEPTION ROOM

12' 1" x 10' 6" (3.68m x 3.2m)

With uPVC double glazed window overlooking the rear, double central heating radiator, wooden flooring, cornice to ceiling and understairs storage cupboard.

KITCHEN

12' x 6' 10" (3.66m x 2.08m)

With a stainless steel sink with drainer and mixer tap, base units and worktop surface areas, uPVC double glazed window which overlooks the side, plumbing for automatic washing machine.

LOBBY

With a half uPVC double glazed entry door leading to rear courtyard, tiled flooring, heated chrome towel rail and downlighters.

SHOWER ROOM

6' x 5' 8" (1.83m x 1.73m)

Being fully-tiled with shower cubicle, pedestal wash hand



Full Description

basin with mixer tap, low level WC, wall-mounted heated chrome towel rail, tiled flooring, cornice to the ceiling, uPVC obscured double glazed window which overlooks the rear.

FIRST FLOOR

LANDING

With access to the roof void area and small uPVC double glazed window which overlooks the rear.

BEDROOM 1

13' 1" x 10' 9" (3.99m x 3.28m)

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

BEDROOM 2

11' 7" x 8' 6" (3.53m x 2.59m)

With uPVC double glazed window which overlooks the rear, cupboard housing boiler serving central heating and hot water and double central heating radiator.

OUTSIDE

To the rear of the property there is a courtyard area with fencing and gate leading to pedestrian access.

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.

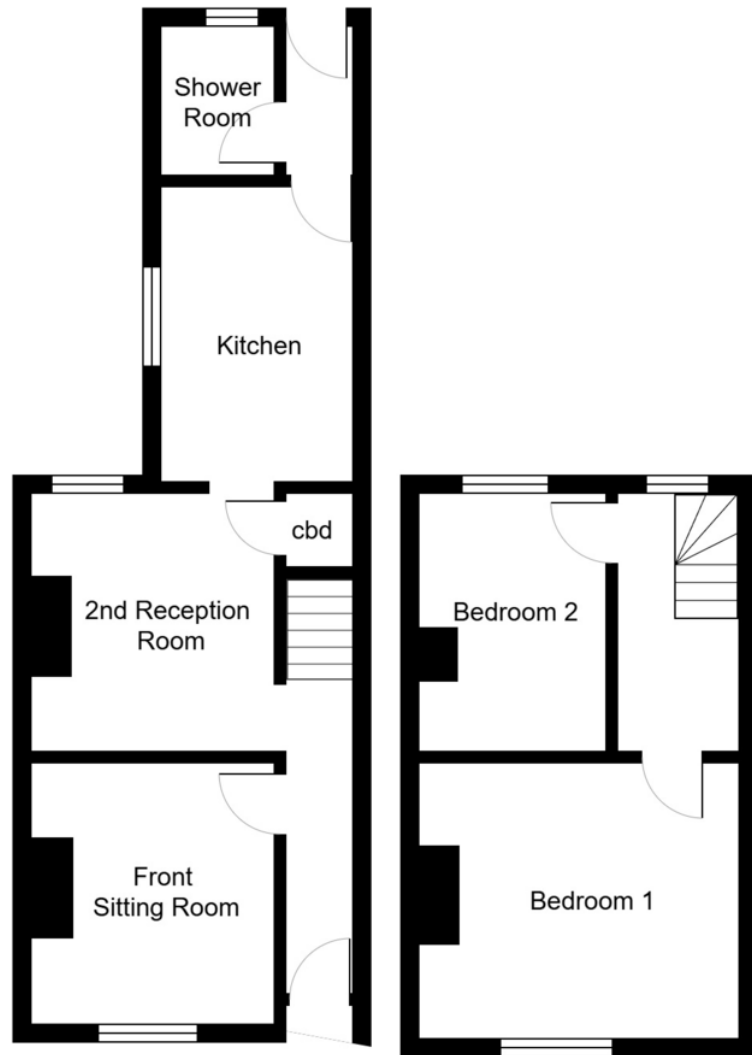
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Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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