



7 Lambert Street

Hull

HU5 2SJ

£130,000

Get ready to be wowed! We are thrilled to present this stunning 3-bedroom middle house, freshly refurbished with a brand-new kitchen, a recently renovated bathroom and shower room, new roof and fresh decor with new floor coverings throughout. This gem boasts gas central heating and uPVC double glazing for ultimate comfort. Here's a sneak peek of the accommodation:- Ground Floor: Open Porch, welcoming Entrance Hall, Lounge, versatile 2nd Reception Room, stylish 3rd Reception/Dining Room, and a modern Kitchen. On the first floor: 3 spacious Bedrooms, superb Bathroom and convenient separate Shower Room. Outside, enjoys a forecourt and garden area to the rear. This deceptive property is in "ready-to-move-into" condition with no chain involved. Viewing is essential to truly appreciate this beautiful home! Don't miss out on this incredible opportunity!



Property Features

- Middle House
- Newly Refurbished Throughout
- 3 Bedrooms
- 3 Reception Rooms
- 2 Bath/Shower Rooms
- New Kitchen, Bathroom & Shower Room
- Freshly Decorated and New Carpets
- No Chain Involved

Full Description

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

LOCATION

Lambert Street runs between Newland Avenue and Beverley Road which is a popular area and convenient distance for Hull University. The area also boasts excellent amenities including shops, public transport, bars, bistros, restaurants and convenient travelling distance for Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

OPEN PORCH

ENTRANCE HALL

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

LOUNGE

15' 5" x 12' 10" (4.7m x 3.91m)
Measured into bay and recess. With uPVC double glazed bay window overlooking the front, picture railing and double central heating radiator.

2ND RECEPTION ROOM

12' 11" x 10' 5" (3.94m x 3.18m)
Measured into recess. With uPVC double glazed window which overlooks the rear, picture railing, cornice to ceiling and double central heating radiator.

3RD RECEPTION/BREAKFAST ROOM

13' 4" x 10' 4" (4.06m x 3.15m)
With uPVC double glazed window to the side, built-in cupboards and double central heating radiator.

BRAND NEW KITCHEN

11' 9" x 10' 7" (3.58m x 3.23m)
With stainless steel single sink and drainer with mixer tap, fitted base and wall-mounted units with worktop surface areas and tiled surrounds, built-in under-oven, four ring gas hob, extractor/cooker hood, laminate flooring, downlighters, feature tall radiator, boiler serving central heating and hot water, uPVC double glazed window to the side and uPVC half glazed door leading to the rear.

FIRST FLOOR

LANDING

With feature window and cornice to the ceiling, access to roof void



Full Description

area.

BEDROOM 1

16' 6" x 12' 6" (5.03m x 3.81m)

Measured into recess. With two uPVC double glazed windows overlooking the front, built-in cupboard and single central heating radiator.

BEDROOM 2

12' 10" x 10' 5" (3.91m x 3.18m)

Measured into recess. With uPVC double glazed window overlooking the rear, built-in cupboard and double central heating radiator.

BEDROOM 3

11' 8" x 10' 6" (3.56m x 3.2m)

With two uPVC double glazed windows which overlook the side and rear, double central heating radiator.

BATHROOM

7' 5" x 5' 9" (2.26m x 1.75m)

Being mainly PVC clad to walls with panelled bath having mixer tap, pedestal wash hand basin, low level WC, extractor, chrome towel radiator and uPVC obscured double glazed window to the side.

SHOWER ROOM

5' 7" x 5' 7" (1.7m x 1.7m)

Being mainly clad in PVC to walls, shower cubicle with electric shower, pedestal wash hand basin with mixer tap, low level WC, uPVC obscured double glazed window to the side, extractor and chrome towel radiator.

OUTSIDE

The property has a small forecourt and to the rear, there is a brick-built verandah, garden area with trees and fencing on the perimeters.

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.

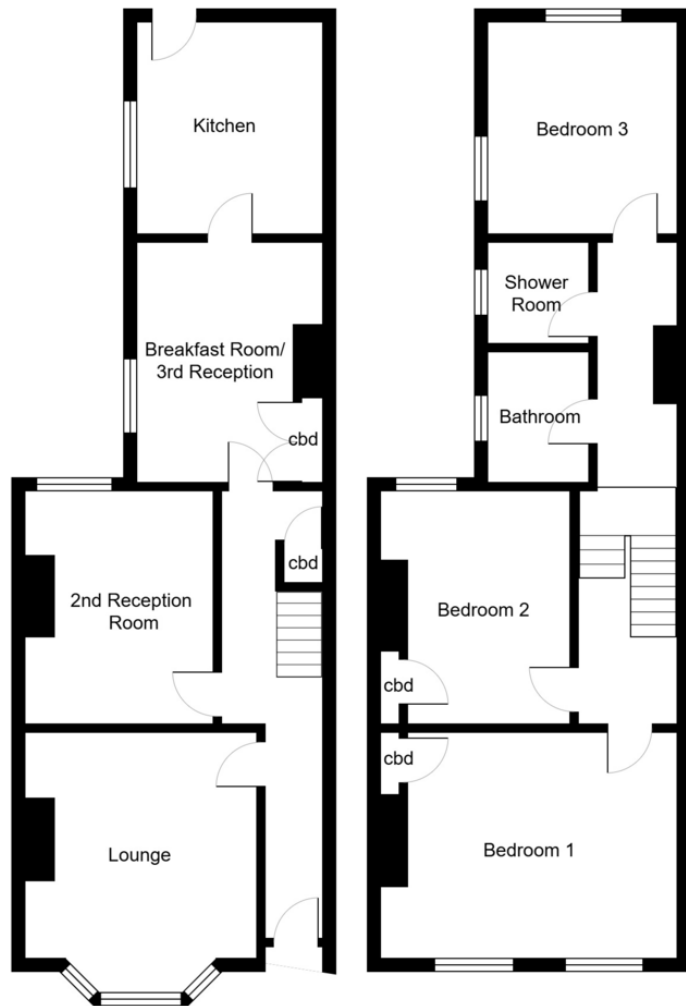
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Monday to Friday 9am to 5pm

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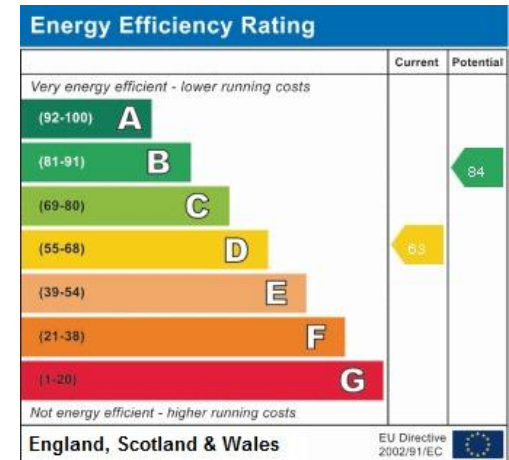






DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only



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