



3 Mons Street

Hull

HU5 3SZ

Guide Price £90,000

NO CHAIN INVOLVED! This 3 Bedroom middle house provides good-size accommodation requiring modernisation and refurbishment and offers huge potential as a private home or investment opportunity. The accommodation which benefits from uPVC double glazing, briefly comprises:- Endosed Porch, Entrance Hall, Lounge, Dining Room, Kitchen, Lobby to Shower Room and on the first floor, 3 Bedrooms. Outside there is a forecourt area to the front and rear courtyard with two concrete-built stores. The property is situated in this very popular and convenient location just off Chanterlands Avenue.



Property Features

- Middle House
- 3 Bedrooms
- uPVC Double Glazing
- Requires Modernisation And Refurbishment
- Great Potential
- Ideal First Time Buyer/Investor
- Very Convenient Location
- No Chain Involved

Full Description

LOCATION

The property is situated just off Chanterlands Avenue therefore is in an ideal position for excellent facilities including shops, public transport, bars, bistros, restaurants and convenient travelling distance for Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENCLOSED PORCH

With uPVC double glazed entry door leading to :-

ENTRANCE HALL

With tiled flooring, electric radiator and staircase leading to the first floor.

LOUNGE

14' 7" x 13' 4" (4.44m x 4.06m)

Measured into recess. With fire surround, tiled inset and hearth, uPVC double glazed window which overlooks the front.

DINING ROOM

16' 5" x 9' 11" (5m x 3.02m)

Measured into recess. With uPVC double glazed window which overlooks the rear, tiled flooring, fire surround and understairs storage cupboard.

KITCHEN

10' 5" x 7' 6" (3.18m x 2.29m)

With fitted base and wall-mounted units with worktop surface areas, uPVC double glazed window which overlooks the side, tiled flooring, extractor, sink and drainer.

LOBBY

With half multi-pane door leading to the rear courtyard.

BATHROOM

10' 6" x 5' 5" (3.2m x 1.65m)

Measured at widest points and including shower recess. With panelled bath, pedestal wash hand basin, shower cubicle, uPVC obscured double glazed window which overlooks the side, fully-tiled walls and extractor.

FIRST FLOOR



Full Description

LANDING

With access to the roof void area.

BEDROOM 1

16' 6" x 10' 7" (5.03m x 3.23m)

Measured at widest points. With uPVC double glazed window which overlooks the front, built-in cupboard housing lagged tank.

BEDROOM 2

12' 3" x 8' 10" (3.73m x 2.69m)

With uPVC double glazed window which overlooks the rear and built-in cupboard.

BEDROOM 3

8' 9" x 7' 4" (2.67m x 2.24m)

With uPVC double glazed window which overlooks the rear.

OUTSIDE

To the front of the property there is a forecourt area with walling, path and gate and to the rear, there is a courtyard area with fencing on the perimeters and two concrete built stores.

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

79 Newland Avenue
Hull
East Yorkshire
HU5 2AL

www.neilkayes.co.uk
info@neilkayes.co.uk
01482 472900

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