



28 Sharp Street

Newland Avenue, Hull

HU5 2AB

£115,000

An ideal opportunity to purchase a popular style 2 Bedroom middle house which is currently tenanted achieving £600pcm. The property, which benefits from gas central heating and uPVC double glazing, briefly comprises Entrance Hall, 22ft long Through Lounge, fitted Kitchen including integrated oven and hob, on the first floor 2 level way landing leading to 2 good size Bedrooms, Bathroom/WC and the outside enjoys a very pleasant rear garden. Situated in this very popular location viewing is highly recommended.



Property Features

- Middle Terraced House
- 2 Bedrooms
- Gas Central Heating/uPVC Double Glazing
- Pleasant Rear Garden
- Currently Tenanted at £600pcm
- Good Size Accommodation
- Popular Location
- Viewing Recommended

Full Description

LOCATION

The property is situated off Newland Avenue which boasts excellent amenities including shops, bars, bistros, restaurants, schools, public transport and convenient travelling distance for Hull City centre and Hull University

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With uPVC double glazed entry door, single central heating radiator, staircase leading to the first floor, laminate flooring and cornice to the ceiling.

THROUGH LOUNGE

22' 3" x 11' 11" (6.78m x 3.63m)

With uPVC double glazed window which overlooks the front, uPVC double glazed window which overlooks the rear, two single central heating radiators, laminate flooring, fire surround and living coal flame fire, cornice to the ceiling, under stairs storage cupboard and TV point.

KITCHEN

9' 10" x 7' 6" (3m x 2.29m)

With fitted base and wall-mounted units, worktop surface areas with tiled surrounds, stainless steel single sink with drainer and mixer tap, plumbing for automatic washing and plumbing for dishwasher, extractor/cooker hood, built in under oven, 4 ring gas hob, tiled flooring, two uPVC double glazed windows which overlook the rear and side and half obscured uPVC double glazed door which leads to the side and rear.

FIRST FLOOR

TWO LEVEL WAY LANDING

BATHROOM

10' 0" x 11' 0" (3.05m x 3.35m)

With shaped bath having mixer tap and separate shower over with screen, pedestal wash hand basin with mixer tap, low level WC, fully tiled walls, double central heating radiator, down lighters and built-in cupboard.



Full Description

BEDROOM 1

17' 8" x 9' 11" (5.38m x 3.02m)

With uPVC double glazed window which overlooks the front, double central heating radiator, picture railing and cornice to the ceiling.

BEDROOM 2

12' 1" x 11' 9" (3.68m x 3.58m)

With uPVC double glazed window which overlooks the rear, built-in cupboard, picture railing and central heating radiator.

OUTSIDE

To the rear of the property there is a side paved area which leads on to a very pleasant garden with lawn, fencing on perimeters and pedestrian access right of way.

VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



All measurements are approximate and for display purposes only

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