



13 Clifton Gardens

Hull

HU5 2AU

£115,000

Offered with NO CHAIN INVOLVED! This is an ideal opportunity to purchase a good size 2 Bedroom bay windowed middle house. The property, which benefits from gas central heating and uPVC double glazing, briefly comprises Open Porch, Entrance Hall, 24ft long Through Lounge, fitted Kitchen, on the first floor 2 Bedrooms and Bathroom/WC. Outside there is a garden area to the front and pleasant rear courtyard garden with useful Stores. Situated in an inner terrace close to excellent local amenities, viewing is highly



Property Features

- Middle Terraced House
- 2 Bedrooms
- First Floor Bathroom
- Gas Central Heating
- uPVC Double Glazing
- No Chain Involved
- Ideal First Time Buyer Or Investment
- Very Convenient Location

Full Description

LOCATION

The property is ideally situated just off Newland Avenue therefore a short walking distance to local amenities including shops, bars, bistros, restaurants, schools and public transport. Also, convenient for Hull University and travelling distance to Hull City centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

OPEN PORCH

ENTRANCE HALL

With uPVC double glazed entry door with motif window and overhead window, dado rail and staircase leading to the first

floor.

THROUGH LOUNGE

24' 6" x 11' 2" (7.47m x 3.4m)

With uPVC double glazed bay window which overlooks the front, uPVC double glazed window which overlooks the rear, brick chimney breast with wood burning stove and heart, part cornice to the ceiling and rose, two single central heating radiators, TV point and under stairs storage cupboard.

KITCHEN

8' 3" x 8' 9" (2.51m x 2.67m)

With stainless steel single sink and drainer, fitted base and wall-mounted units, worktop surface areas, plumbing for automatic washing machine, uPVC double glazed window which overlooks the side, cornice to the ceiling and tiled flooring.

FIRST FLOOR

LANDING

With access to the roof void area, dado rail and fitted cupboard.

BEDROOM 1

14' 3" x 12' 5" (4.34m x 3.78m)

Measured into bay and recess. With uPVC double glazed bay window which overlooks the front, single central heating radiator, cornice to the ceiling and rose.



Full Description

BEDROOM 2

9' 3" x 11' 3" (2.82m x 3.43m)

Measured into recess. With uPVC double glazed window which overlooks the rear, single central heating radiator, cornice to the ceiling and rose.

BATHROOM

8' 9" x 8' 6" (2.67m x 2.59m)

With panelled bath having mixer tap and shower attached, pedestal wash hand basin, low level WC, part-tiled walls, wall-mounted boiler serving central heating and hot water, uPVC obscured double glazed window which overlooks the rear.

OUTSIDE

To the front of the property there is a forecourt garden area with fencing on the perimeters, gate and path and to the rear there is a good-size courtyard garden area with fencing and walling on perimeters and very useful potting shed with power and lighting, 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.

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 ONLY - AWAITING VENDORS 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	65 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements