



176 Welwyn Park Avenue

Hull

HU6 7DN

£120,000

We are delighted to offer onto the market this very well-maintained and cared-for 2 Bedroom middle house offering very pleasant and comfortable accommodation which must be viewed to be appreciated. Benefits include uPVC double glazing, gas central heating and briefly comprises the following accommodation:- Porch opening to extended 20' long Lounge and Dining Area, fitted Kitchen, Lobby with 2nd WC (off) and on the first floor, Landing with access via drop-down ladder to boarded-out loft space, 2 Bedrooms and Shower Room/WC being fully-tiled. Outside to the front of the property, there is off-street parking and to the rear, there is a well-kept and low-maintenance garden together with rear vehicular access which leads to a concrete-sectional good-size garage. Situated in this very popular and convenient location -viewing essential!



Property Features

- Extended Middle House
- 2 Bedrooms
- Gas Central Heating/uPVC Double Glazing
- Very Well-Cared-For
- Off-Street Parking to Front
- Low-Maintenance Rear Garden/Garage
- Very Popular Location
- Viewing Essential

Full Description

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

LOCATION

The property is situated in this very popular area ideal for local facilities including shops and public transport. Also convenient travelling distance for Hull city centre, Beverley bypass and Kingswood retail park.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENCLOSED PORCH

With an attractive entry door and opening to:-

LOUNGE/DINING AREA

20' 7" x 14' 2" (6.27m x 4.32m)

Measurement narrows to 8'5. With uPVC double glazed window which overlooks the front, feature chimney breast, double and single central heating radiators, staircase to first floor with wooden ballustrade, TV point, cornice to the ceiling and laminate flooring.

FITTED KITCHEN

10' 5" x 10' 4" (3.18m x 3.15m)

With a stainless steel single sink and drainer with mixer tap, fitted base and wall-mounted units with worktop surface areas having tiled surrounds, extractor/cooker hood, uPVC double glazed window which overlooks the rear, cornice to the ceiling, plumbing for automatic washing machine, gas cooker point, double central heating radiator, uPVC double glazed window which overlooks the rear and window on dividing wall between lounge and kitchen wall.

LOBBY

With a half obscured uPVC double glazed door which leads to the rear garden.

2ND WC (OFF)

FIRST FLOOR

LANDING

Access via drop-down ladder to boarded-out loft space with power, lighting and Velux window.

BEDROOM 1

14' 2" x 11' 8" (4.32m x 3.56m)

Measurement narrows to 9'4. With two uPVC double glazed windows which overlooks the front, fitted wardrobes having sliding doors, laminate flooring, built-in cupboard, double central heating



Full Description

radiator.

BEDROOM 2

9' 8" x 8' 1" (2.95m x 2.46m)

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

SHOWER ROOM

5' 3" x 4' 0" (1.6m x 1.22m)

With shower cubide, wash hand basin with mixer tap, low level WC, uPVC obscured double glazed window which overlooks the rear, walls are fully-tiled, tiled-flooring.

OUTSIDE

To the front of the property there is a private off-street parking and to the rear, there is a low-maintenance gravelled garden with fencing on the perimeters, path and external tap connected. Also rear vehicular access which leads to a concrete-sectional Garage (measuring 23'11 x 14'4 internally) with up-and-over door, power and lighting connected and main entry door.

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.

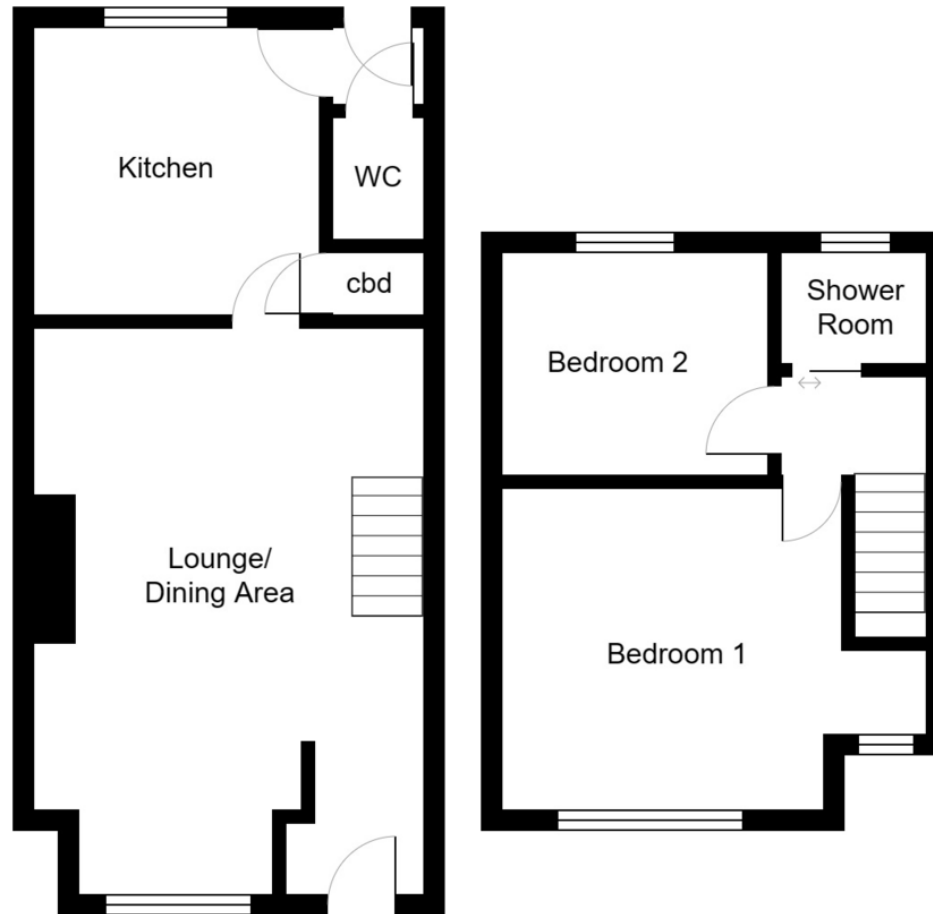
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NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT

Monday to Friday 9am to 5pm

Saturday 10am to 1pm.





DRAFT FLOOR PLAN - AWAITING VENDORS' APPROVAL

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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