



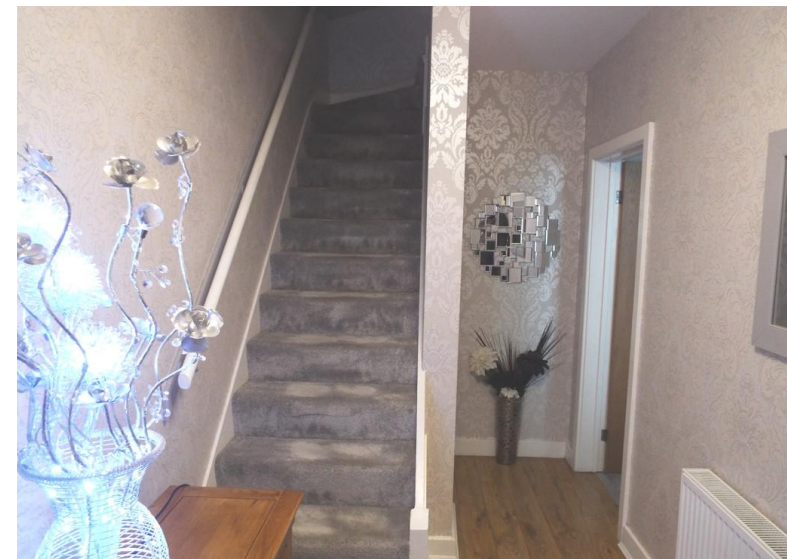
317 Greenwood Avenue

Hull

HU6 8AN

Guide Price £139,950

It gives us great pleasure to offer onto the market this beautifully presented 3 Bedroom middle house which must be viewed to be fully-appreciated. The property which benefits from gas central heating and uPVC double glazing, briefly comprises Entrance Hall, Sitting Room, Luxury Fitted Dining/Living Kitchen including integrated oven and hob and on the first floor, 3 Bedrooms (one with fitted wardrobes) and attractive modern Bathroom/WC. Outside there are delightful low-maintenance gardens to the front and rear. A truly fabulous home which is not to be missed!



Property Features

- Outstanding Home
- 3 Bedrooms
- Luxury Fitted Living/Dining Kitchen
- Gas Central Heating
- uPVC Double Glazing
- Very Attractive Low-Maintenance Gardens
- Ideal First-Time Buy or Family Home
- Viewing Essential

Full Description

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

LOCATION

The property is conveniently situated close to local amenities including shops, public transport and schools and convenient travelling distance for Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With an attractive residential-style entry door, uPVC double glazed window to the front, laminate flooring, staircase leading to the front floor with understairs cupboard, double central heating radiator.

LOUNGE

15' 5" x 10' 6" (4.7m x 3.2m)

Measured into bay. With uPVC double glazed bay window which overlooks the front, cornice to the ceiling, dado rail, double central heating radiator, TV point.

LUXURY FITTED LIVING/BREAKFAST KITCHEN

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

With a range of quality fitted base and wall-mounted units with worktop surface areas and tiled surrounds, resin sink and drainer with mixer tap, built-in under-oven, four ring hob, extractor, wall-mounted boiler serving central heating and hot water, fitted breakfast bar, plumbing for automatic washing machine and plumbing for dishwasher, radiator, uPVC double glazed window which overlooks the rear, uPVC double glazed French doors leading to the rear garden.

FIRST FLOOR

LANDING

With access to the roof void area, two useful built-in storage cupboards.

BEDROOM 1

14' 2" x 13' 6" (4.32m x 4.11m)

Measured into bay. With a range of quality fitted wardrobes, base drawer unit and shelving, uPVC double glazed bay window which overlooks the front, further uPVC double glazed window which overlooks the front, double central heating radiator.

BEDROOM 2

11' 10" x 9' 4" (3.61m x 2.84m)

With uPVC double glazed window which overlooks the rear, laminate flooring, single central heating radiator.



Full Description

BEDROOM 3

8' 3" x 7' 10" (2.51m x 2.39m)

With uPVC double glazed window which overlooks the front, double central heating radiator, laminate flooring.

LUXURY FULLY-TILED BATHROOM

8' 1" x 5' 8" (2.46m x 1.73m)

With a shaped bath with separate shower over and screen, pedestal wash hand basin, low level WC, walls are fully-tiled, laminate flooring, uPVC double glazed window which overlooks the rear, extractor.

OUTSIDE

The property stands in attractive low-maintenance gardens, the front of which has a low-maintenance gravelled garden with wrought-iron fencing to the front, wooden fencing to the sides, path and wrought-iron gate. To the rear there is once again, an attractive, low-maintenance garden with patio, paved areas 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.

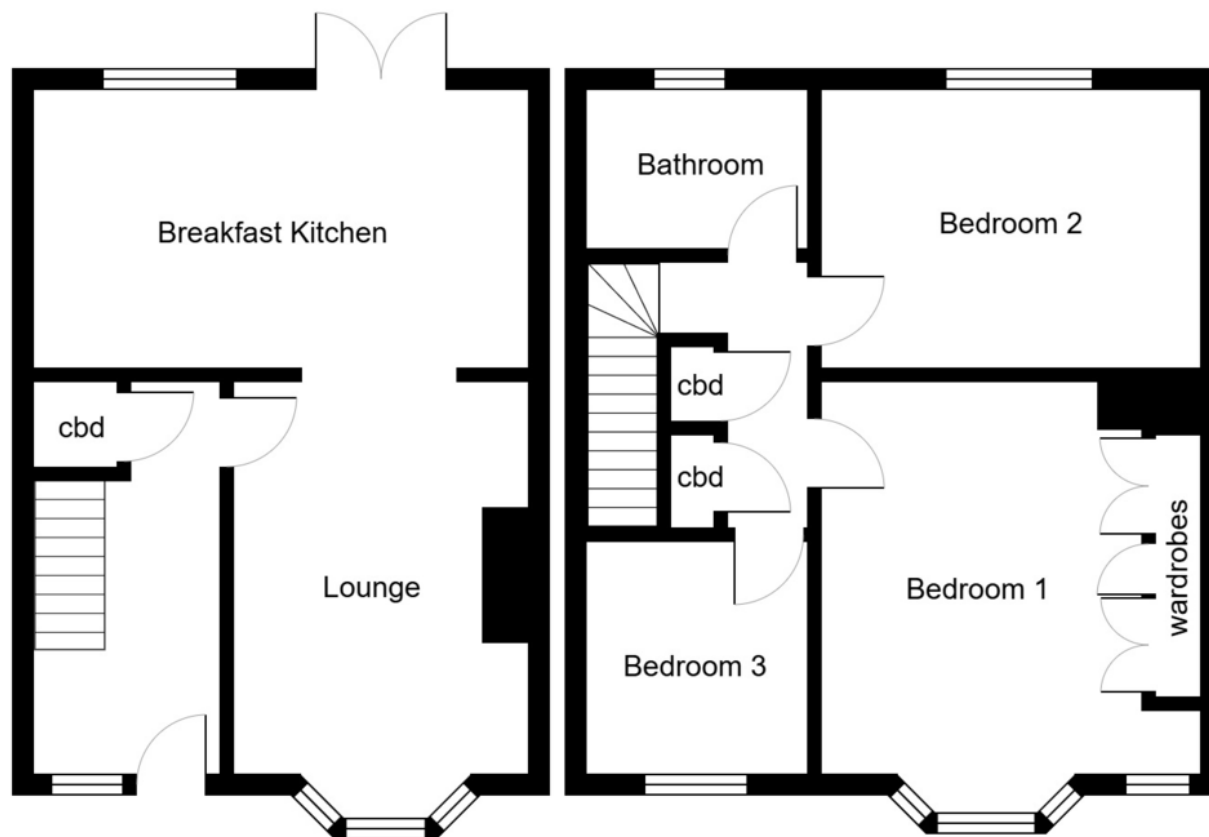
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NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT

Monday to Friday 9am to 5pm
Saturday 10am to 1pm.







DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	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