



69 Inglemire Lane

Hull

HU6 7TP

£179,950

Offered with NO CHAIN INVOLVED, we present to the market this traditional-style 3 Bedroom semi detached house situated in this very popular location close to Hull University. This property offers a great opportunity for the family which benefits from gas central heating and double glazing and briefly comprises the following accommodation:- Entrance Hall, Cloakroom/WC, 25' long Through Lounge, fitted Kitchen and on the first floor, 3 Bedrooms (two having a good range of fitted furniture) and family Bathroom/WC. Outside there is a garden area to the front with side drive and Garage and a very pleasant and established, south facing rear garden.



Property Features

- Traditional-Style Semi Detached House
- 3 Bedrooms
- Gas Central Heating/Double Glazing
- Ideal Family Home
- Delightful Rear Garden
- Side Drive & Garage
- No Chain Involved
- Very Popular Location

Full Description

LOCATION

The property is situated in this very convenient area close to local amenities including Newland Avenue having a wide range of shops, bars, bistros and restaurants. Very handily located for Hull University and convenient travelling distance for Hull city centre.

THE ACCOMMODATION COMPRESSES

GROUND FLOOR

ENTRANCE HALL

With a sealed unit obscured double glazed entry door, quality laid flooring, single central heating radiator, staircase leading to the first floor with spindled balustrade and understairs cupboard, cornice the ceiling.

CLOAKROOM/WC

With low level WC, walls are fully-tiled, double glazed obscured

window to the side.

THROUGH LOUNGE

26' 0" x 11' 3" (7.92m x 3.43m)

Measurement narrows to 9'3". With feature fireplace having living coal flame gas fire and tiled hearth, double glazed bay window which overlooks the front, two double central heating radiators, two hardwood double glazed French doors which lead to the rear garden, cornice to the ceiling, two ceiling roses, TV point.

FITTED KITCHEN

14' 2" x 7' 10" (4.32m x 2.39m)

With fitted base and wall-mounted units with worktop surface areas with tiled surrounds, single sink and drainer with mixer tap, plumbing for automatic washing machine, double glazed window which overlooks the rear, double central heating radiator, extractor/cooker hood, double glazed obscured door leading to the rear garden.

FIRST FLOOR

LANDING

With access to the roof void area, obscured double glazed window which overlooks the side, cornice to the ceiling.

BEDROOM 1

14' 1" x 10' 11" (4.29m x 3.33m)

With double glazed bay window which overlooks the front, fitted wardrobes, dressing table, unit and shelving, radiator, cornice to the ceiling with rose.



Full Description

BEDROOM 2

11' 10" x 10' 8" (3.61m x 3.25m)

Measured at widest points. With double glazed window overlooking the rear, cornice to the ceiling and rose, quality laid flooring, fitted furniture including wardrobes, shelving and cupboard which also houses the boiler serving the hot water and central heating.

BEDROOM 3

8' 7" x 6' 6" (2.62m x 1.98m)

With a double glazed display window which overlooks the front, single central heating radiator, fitted desk unit and drawers, cornice to the ceiling and rose.

BATHROOM

8' 2" x 6' 0" (2.49m x 1.83m)

With bath having mixer tap, separate shower and screen, pedestal wash hand basin, low level WC, double glazed obscured window which overlooks the rear, walls are fully-tiled, cornice to the ceiling, single central heating radiator.

OUTSIDE

To the front of the property there is a garden area with tree, bushes, privet hedging, path and gate. A shared drive leads onto a brick-built Garage with up and over door and personal side door. To the rear, there is a delightful and well-established south facing garden including patio, two ponds, lawn, storage shed 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.

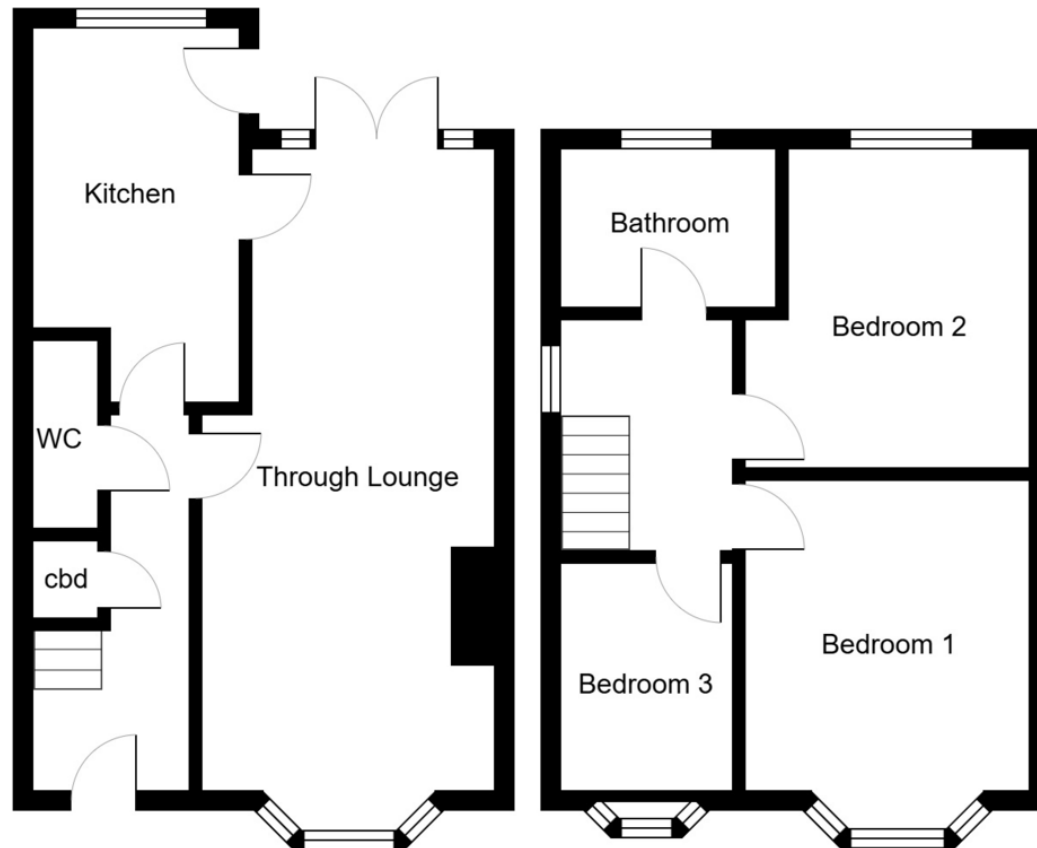
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Monday to Friday 9am to 5pm

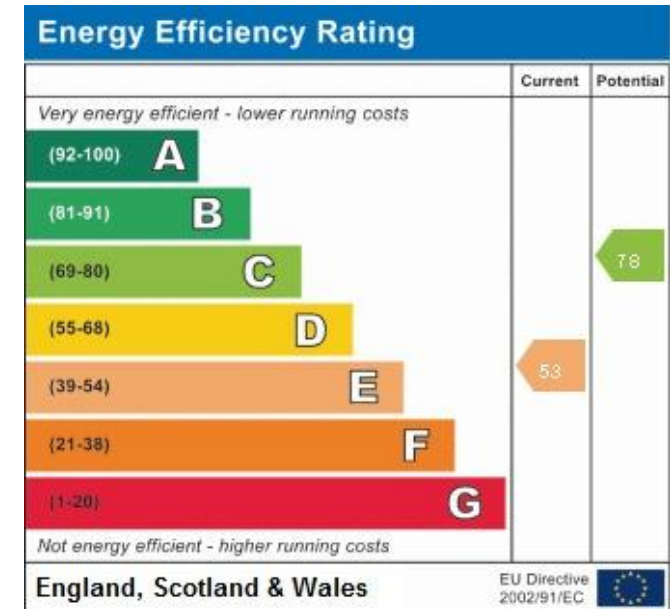
Saturday 10am to 1pm.





DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only



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