



## 5 Vermont Villas

Vermont Street, Hull

HU5 1NQ

**Offers Over £110,000**

Offered with NO CHAIN INVOLVED! We present to the market this delightful 3 Bedroom middle terraced house which has undergone a refurbishment programme and benefits from gas radiator central heating and uPVC double glazing. The accommodation briefly includes open Porch, Entrance Hall, through Lounge, good size fitted Kitchen with integrated oven and hob, Lobby leading to Bathroom/WC, on the first floor there are 3 Bedrooms and outside there is a forecourt and garden to the rear. This is an ideal opportunity for the first time buyer or for investment. The property has been freshly decorated throughout together with new carpets, floor coverings and vertical blinds. Viewing is essential.



## Property Features

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- No Chain Involved
- Middle Terraced House
- 3 Bedrooms
- Refurbished To A High Standard
- Gas Central Heating
- uPVC Double Glazing
- Ideal for First-Time-Buyer or Investor
- Convenient Location

## Full Description

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

### LOCATION

The property is situated in this convenient area close to local amenities including shops, public transport and good travelling distance for Hull City centre.

### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

#### OPEN PORCH

#### ENTRANCE HALL

With double central heating radiator, uPVC obscured double glazed door with overhead window and staircase leading to the first floor.

#### THROUGH LOUNGE

22' 3" x 11' 2" (6.78m x 3.4m)

Measured into bay and recess areas. With uPVC double glazed bay window which overlooks the front, further uPVC double glazed window which overlooks the rear, double and single central heating radiators, fire surround with inset, tiled hearth and gas fire, TV point, cornice to part of the ceiling and rose and under-stairs storage cupboard.

#### FITTED KITCHEN

14' 3" x 8' 3" (4.34m x 2.51m)

With stainless steel single sink with drainer and mixer tap, fitted base and wall-mounted units, plumbing for dishwasher and automatic washing machine, uPVC double glazed windows which overlook the side, worktop surface areas with tiled surrounds, fitted cupboard which houses boiler serving central heating and hot water, 4 ring Lamona electric hob and Logik under oven, extractor/cooker hood, down lighters, tiled flooring and double central heating radiator.

#### LOBBY

With half uPVC double glazed door leading to the side and rear and tiled flooring.

#### BATHROOM

7' 7" x 5' 11" (2.31m x 1.8m)

With panelled bath having handle grips, mixer tap and shower attachment over, pedestal wash hand basin with mixer tap, low level WC, single central heating radiator, bath area walls are fully tiled and further wall part tiled, uPVC obscured double glazed window which overlooks the side and extractor.





# Full Description

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## FIRST FLOOR

### LANDING

With access to the roof void area.

### BEDROOM 1

14' 8" x 9' 10" (4.47m x 3m)

With uPVC double glazed window which overlooks the front, double central heating radiator, built-in cupboard and TV point.

### BEDROOM 2

11' 1" x 9' 7" (3.38m x 2.92m)

With uPVC double glazed window which overlooks the rear and single central heating radiator.

### BEDROOM 3

8' 4" x 9' 10" (2.54m x 3m)

With uPVC double glazed window which overlooks the rear and single central heating radiator.

### OUTSIDE

To the front of the property there is a forecourt area with brick walling on perimeters and wrought iron gate and to the rear there is a side gravelled area that leads onto a garden with brick walling, fencing on perimeters and timber gate leading to pedestrian access only.

### 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 - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 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 and 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