



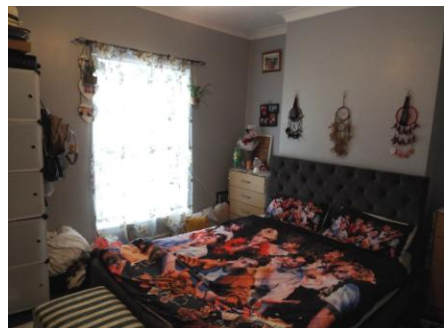
## 4 Virginia Crescent

Worthing Street Hull

HU5 1PT

Guide Price £105,000

Offered with NO CHAIN INVOLVED. We are delighted to offer onto the market this very well presented and cared for 2 Bedroom middle terraced house benefiting from uPVC double glazing, gas central heating and solar panel heating (which will be paid for with the proceeds of the sale and gifted to the buyer). The property briefly comprises the following accommodation Entrance Hall, good size Through Lounge, fitted Kitchen including integrated oven and hob, Lobby, fully-tiled Bathroom and on the first floor 2 Bedrooms and outside there is a forecourt garden and courtyard to the rear. This is an excellent opportunity for the first time buyer or investor, viewing is highly recommended.



## Property Features

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- Delightful Middle Terraced House
- 2 Bedrooms
- Solar Panel Heating
- uPVC Double Glazing & Gas Central Heating
- Fitted Kitchen With Integrated Oven & Hob
- Well Presented Accommodation
- Ideal for First-Time-Buyer or Investor
- No Chain Involved

## Full Description

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### LOCATION

The property is situated ideally for local shopping facilities with cafes, restaurants and bars nearby on Newland and Princes Avenues. Also ideal location for Hull University and convenient travelling distance for Hull City centre.

### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

With half obscured uPVC double glazed entry door, staircase leading to the first floor, laminate flooring and central heating radiator.

##### THROUGH LOUNGE

24' 0" x 10' 2" (7.32m x 3.1m)

With uPVC double glazed bay window which overlooks the front, uPVC double glazed window which overlooks the rear, under-stairs storage cupboard, 2 central heating radiators and TV point.

##### FITTED KITCHEN

10' 9" x 10' 0" (3.28m x 3.05m)

With fitted base and wall-mounted units, one and a half bowl sink with drainer and mixer tap, worktop surface areas with tiled surrounds, built in under oven and 4 ring gas hob, uPVC double glazed window which overlooks the side, tiled flooring, central heating radiator and plumbing for automatic washing machine.

##### LOBBY

With wall-mounted boiler serving central heating and hot water and half glazed uPVC door opening to the rear.

##### BATHROOM

7' 6" x 5' 9" (2.29m x 1.75m)

With panelled bath having shower over and screen, vanity wash hand basin, fully tiled walls, down lighters, low level WC, uPVC obscured double glazed window which overlooks the side and cornice to the ceiling.

##### FIRST FLOOR

##### LANDING

With access to the roof void and window.



## Full Description

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### BEDROOM 1

13' 8" x 10' 6" (4.17m x 3.2m)

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

### BEDROOM 2

7' 4" x 8' 7" (2.24m x 2.62m)

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

### OUTSIDE

To the front of the property there is a forecourt areas with fencing on perimeters and to the rear there is an 'L' shaped courtyard with access to passageway and useful cupboard area for storage.

### 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.

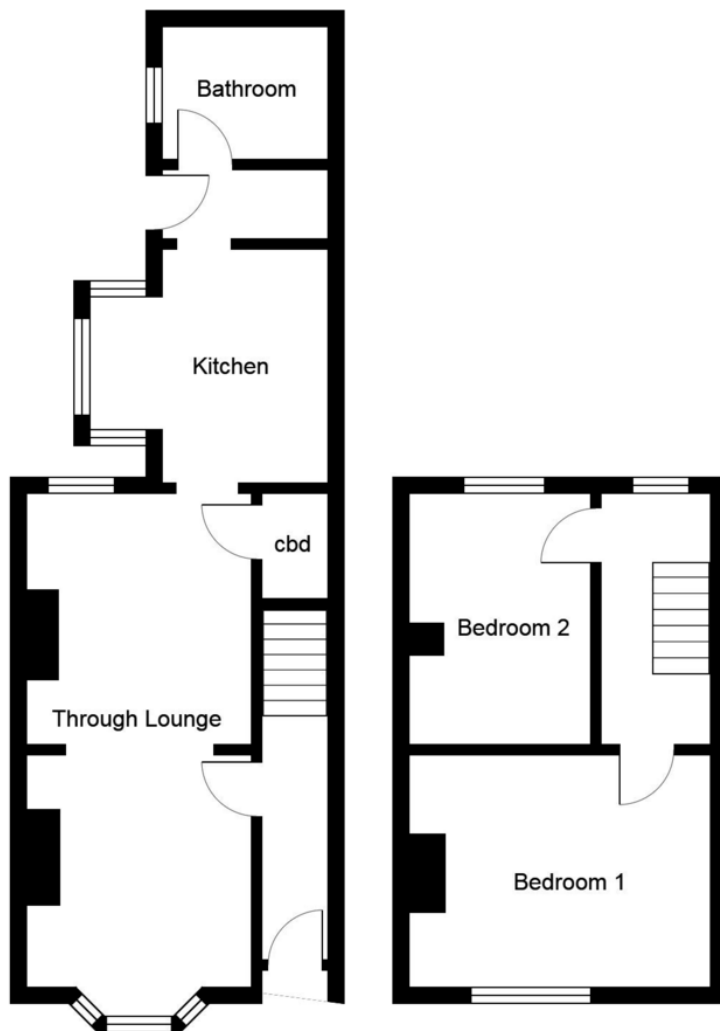
Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

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Monday to Friday 9am to 5pm

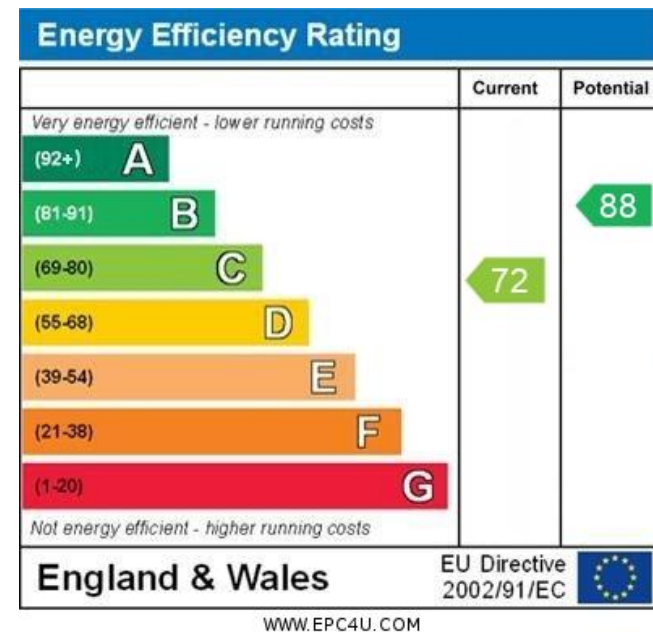
Saturday 10am to 1pm.





DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only



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