



97 Alliance Avenue

Hull

HU3 6QU

Guide Price £125,000

NO CHAIN INVOLVED. We offer onto the market this very spacious 3 Bedroom end house which would be ideal for the growing family. The accommodation briefly includes an Open Porch, Entrance Hall, Lounge, Fitted Kitchen, 2nd Reception Room, Study and Bathroom No. 1 and on the first floor are 3 Bedrooms with a further Bathroom. Outside there is a forecourt area to the front and a good sized garden to the rear.



Property Features

- No Chain Involved
- End House
- 3 Bedrooms
- 2 Reception Rooms
- 2 Bath/Shower Rooms
- Gas Central Heating & uPVC Double Glazing (Exc 2nd Reception)
- Spacious Family Home
- Good-Size Rear Garden

Full Description

THE ACCOMMODATION COMPRISES

GROUND FLOOR

OPEN PORCH

With entry door and overhead window

ENTRANCE HALL

With staircase to 1st floor and understairs recess.

LOUNGE

13' 1" x 11' 9" (3.99m x 3.58m)

Measured into bay. With uPVC double glazed bay window which overlooks the front, laminate flooring, single central heating radiator and TV point.

FITTED KITCHEN

12' 7" x 9' 8" (3.84m x 2.95m)

With a stainless steel sink, drainer and mixer tap, fitted base and wall mounted units, work top surface areas, single central heating radiator, tiled surrounds to the worktops, plumbing for automatic washing machine, extractor and uPVC double glazed window which overlooks the rear.

2ND RECEPTION ROOM

9' 11" x 9' 8" (3.02m x 2.95m)

Measured into bay. With bay window which overlooks the side of the property, built in cupboard housing boiler which services central heating and hot water and single central heating radiator.

PORCH

With half obscured entry door.

BATHROOM NO. 1

7' 8" x 6' 1" (2.34m x 1.85m)

With panelled bath, pedestal wash hand basin, low level w.c, single central heating radiator and extractor.

STUDY

9' 10" x 7' 11" (3m x 2.41m)

Measured to widest points. With single central heating radiator.

FIRST FLOOR

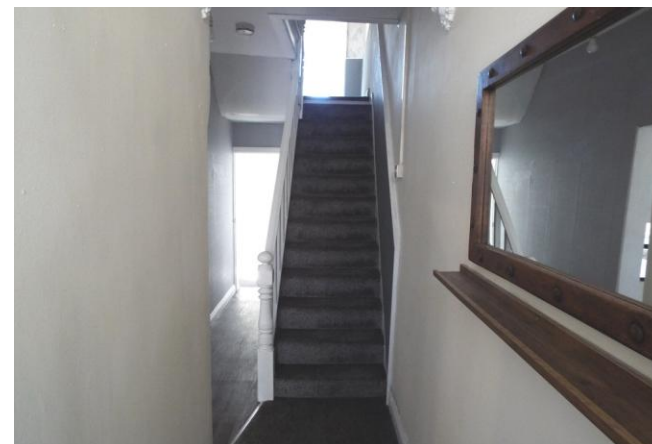
LANDING

With single central heating radiator.

BEDROOM 1

15' 6" x 11' 2" (4.72m x 3.4m)

Measured into recess. With 2 uPVC double glazed windows which overlook the front and single central heating radiator.



Full Description

BEDROOM 2

12' 6" x 9' 5" (3.81m x 2.87m)

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

BEDROOM 3

11' 2" x 9' 5" (3.4m x 2.87m)

With uPVC double glazed window and single central heating radiator.

BATHROOM NO. 2

With panelled bath with shower over and mixer tap, pedestal wash hand basin, low level WC, single central heating radiator, uPVC double glazed window which overlooks the side and tiled areas.

OUTSIDE

To the front of the property there is a forecourt area. To the rear of the property there is a good sized garden with decking and gravelled areas, fencing on perimeters and side pedestrian access.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only

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