



15 Albert Avenue

Hull

HU3 6PF

£120,000

Only an internal inspection could fully appreciate this outstanding 2 Bedroom middle house benefiting from gas central heating and uPVC double glazing together with a low-maintenance garden to the rear as well as vehicular access within the garden if desired. The interior of the property has a homely and spacious feel. Briefly the accommodation comprises the following accommodation:- Entrance Lobby, 25' long Lounge with Dining Area, stylish 18' long Kitchen with integrated oven and hob, Cloakroom/WC. An enclosed staircase leads to the first floor which has 2 Bedrooms and a feature Bathroom with roll-top bath and separate shower cubicle. An outstanding home not to be missed!



Property Features

- Middle House
- 2 Bedrooms
- Outstanding Accommodation
- Gas Central Heating & uPVC Double Glazing
- Ideal First-Time-Buy/Investment
- Low-Maintenance Rear Garden
- Rear Vehicular Access & Parking If Desired
- No Chain Involved

Full Description

LOCATION

The property is situated at the Anlaby Road end of Albert Avenue therefore just a short walking distance to local amenities including shops, public transport, schools and convenient travelling distance for Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE LOBBY

With entry door leading to:-

SPACIOUS LOUNGE/DINING AREA

25' 7" x 15' 0" (7.8m x 4.57m)

Measurement narrows to 11'4. With feature brick chimney breast with tiled hearth and fire surround, TV point, cornice to the ceiling,

uPVC double glazed windows which overlook the front and rear, double and single central heating radiators plus one radiator with feature cover, understairs storage cupboard.

STYLISH FITTED KITCHEN

17' 11" x 7' 5" (5.46m x 2.26m)

With a good range of fitted base and wall-mounted units with worktop surface areas with tiled surrounds, one and a half bowl resin sink and drainer with mixer tap, wall-mounted boiler serving central heating and hot water, plumbing for automatic washing machine, breakfast bar area, built-in under-oven, four ring gas hob, integrated wine cooler, cornice to the ceiling, uPVC double glazed window which overlooks the side, double central heating radiator, double glazed entry door which leads to the rear garden.

CLOAKROOM

With pedestal wash hand basin, low level WC, single central heating radiator and uPVC obscured double glazed window which overlooks the rear.

An enclosed staircase leading from the lounge leads to:-

FIRST FLOOR

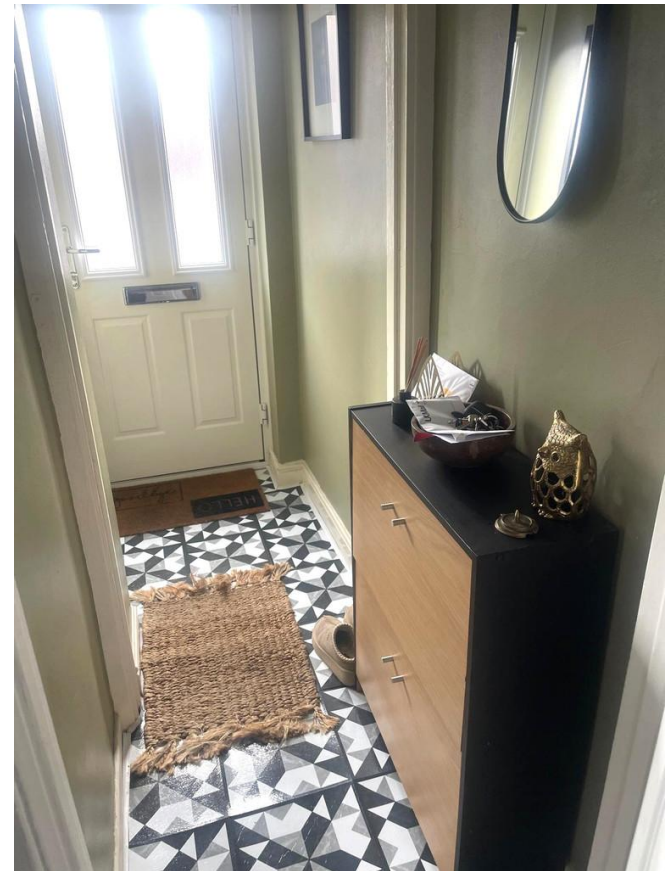
LANDING

With lighting feature, radiator with feature cover and access to the roof void area.

BEDROOM 1

13' 7" x 10' 8" (4.14m x 3.25m)

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



Full Description

BEDROOM 2

12' 2" x 8' 1" (3.71m x 2.46m)

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

FEATURE BATHROOM

9' 2" x 7' 11" (2.79m x 2.41m)

With roll-top bath having mixer tap and shower attached, separate shower cubide, pedestal wash hand basin with mixer tap, low level WC, walls are part-tiled, uPVC obscured double glazed window which overlooks the rear, heated chrome towel radiator.

OUTSIDE

To the front of the property there is a forecourt area with walling and dwarf-fencing on the perimeters with gate and path. To the rear, there is a low-maintenance garden which has decked and gravelled areas, fencing on the perimeters also rear vehicular access leads to an area within the garden via two entry gates if desired.

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.

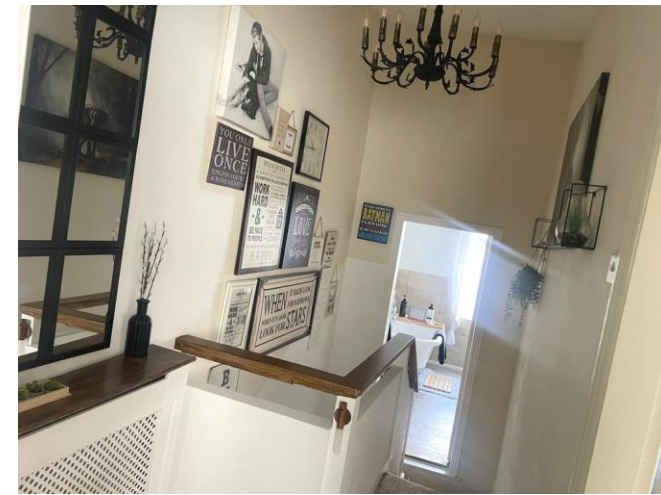
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Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

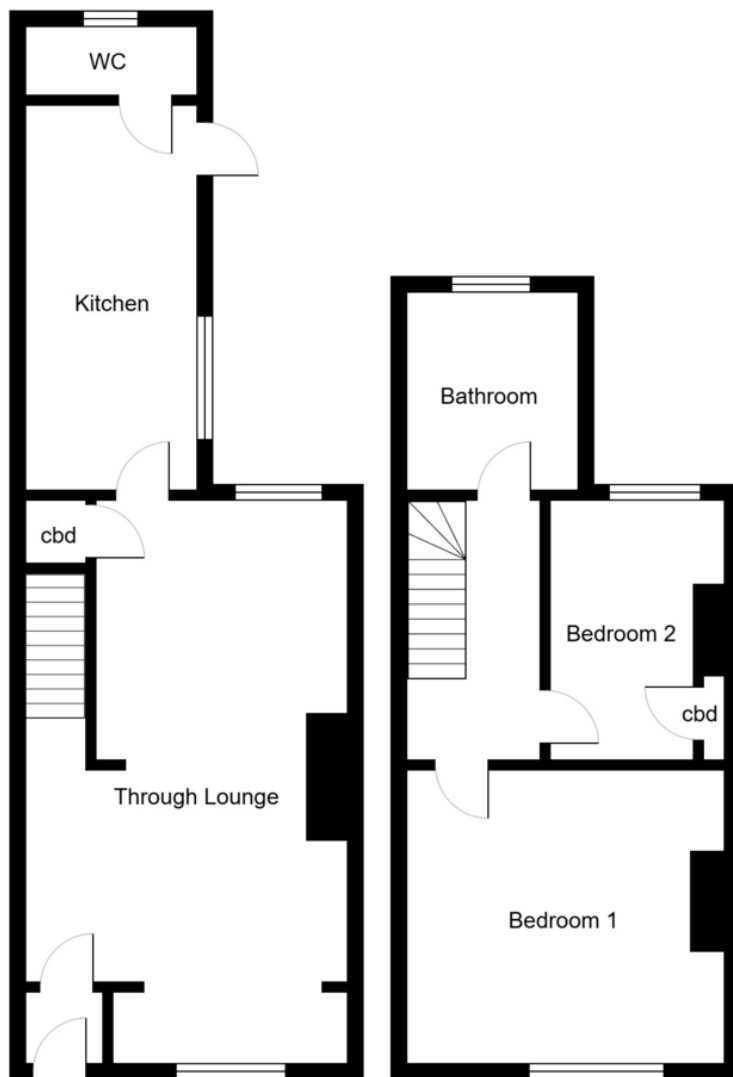
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Monday to Friday 9am to 5pm

Saturday 10am to 1pm.







DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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