



## 41 Inglemire Lane

Hull

HU6 7TD

Guide Price £165,000

We offer onto the market this popular style 3 Bedroom semi-detached house which benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises of Enclosed Porch, Entrance Hall, Lounge, Dining Room, fitted Kitchen with integrated oven and hob, rear Porch and Cloakroom/WC, on the first floor there are 3 Bedrooms, Bathroom/WC, enclosed staircase leading to boarded out Loft Space and outside there is a garden area to the front with shared drive access leading to a concrete sectional Garage and the rear enjoys a large garden. The property is currently let on a periodic tenancy at £825pcm. This is an ideal opportunity for investment or as a family home, situated in this very popular and convenient location.



## Property Features

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- Good-Size Semi Detached House
- 3 Bedrooms
- Gas Central Heating/uPVC Double Glazing
- Currently Let On Periodic Tenancy at £825pm
- Shared Drive & Garage
- Ideal For Family Home Or Investment
- Delightful Rear Garden
- Very Popular Location

## Full Description

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### LOCATION

The property is situated in this very popular and convenient area close to local amenities including Newland Avenue which has a wide range of shops, bars, bistros and restaurants, very handy located for Hull city centre and just short walking distance to Hull University, school and college.

### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

#### ENCLOSED PORCH

With uPVC double glazed sliding doors and aluminium double glazed door with overhead window leads to :-

#### ENTRANCE HALL

With staircase leading to the first floor with wrought-iron balustrade,

single central heating radiator, understairs storage cupboard and cornice to the ceiling.

#### LOUNGE

15' 1" x 12' 3" (4.6m x 3.73m)

With uPVC double glazed window which overlooks the front, double and single central heating radiators, TV point, wooden flooring, cornice to the ceiling and double doors leading to :-

#### DINING ROOM

10' 4" x 9' 4" (3.15m x 2.84m)

With cornice to the ceiling, double central heating radiator, laminate flooring and double glazed patio doors which lead to the rear garden.

#### FITTED KITCHEN

13' 4" x 9' 0" (4.06m x 2.74m)

With one and a half bowl sink with drainer and mixer tap, fitted base and wall-mounted units with worktop surface areas, extractor/cooker hood, uPVC double glazed window which overlooks the side, downlighters, wall-mounted gas heater, four ring gas hob and built-in under oven in housing unit.

#### REAR PORCH

5' 10" x 4' 0" (1.78m x 1.22m)

With uPVC obscured double glazed door which leads to the side, plumbing for automatic washing machine, fully-tiled walls and boiler serving central heating and hot water.

#### CLOAKROOM (OFF)

With low level WC, uPVC obscured double glazed window which overlooks the side, small wash hand basin with mixer tap and fully-tiled walls.

#### FIRST FLOOR



# Full Description

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## LANDING

With cornice to the ceiling, uPVC obscured double glazed window which overlooks the side and fixed staircase leading to the second floor.

## BEDROOM 1

13' 10" x 11' 5" (4.22m x 3.48m)

With uPVC double glazed window which overlooks the front, built-in cupboard and overhead cupboard, cornice to the ceiling and single central heating radiator.

## BEDROOM 2

11' 11" x 10' 11" (3.63m x 3.33m)

With uPVC double glazed window which overlooks the rear, cornice to the ceiling, fitted wardrobes and overhead cupboards, TV point and double central heating radiator.

## BEDROOM 3

9' 7" x 7' 8" (2.92m x 2.34m)

With uPVC double glazed window which overlooks the front, cornice to the ceiling, fitted wardrobes and overhead cupboards and single central heating radiator.

## BATHROOM

7' 11" x 6' 9" (2.41m x 2.06m)

With panelled bath having handle grips, mixer tap, separate shower over and screen, fully tiled walls, single central heating radiator, pedestal wash hand basin, low level WC, uPVC obscured double glazed window which overlooks the rear and down lighters.

## OUTSIDE

To the front of the property there is a garden area with fencing, shared drive leading to a concrete sectional Garage with up and over door and to the rear of the property there is a large garden with patio, lawn, shed and fencing on 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. 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.





NO BUILDING REGULATIONS



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DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL  
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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