



## 133 Welwyn Park Avenue

Hull

HU6 7DN

£89,950

A great opportunity to purchase this 2 Bedroom end terraced House requiring repair and a full modernisation programme. The property, which has gas central heating, briefly comprises of Open Porch, Lounge, Dining Kitchen, Lobby, WC (off), plumbing for Shower Room, Kitchen, on the first floor there are 2 Bedrooms, Bathroom and outside there is off-street parking and good size garden to the rear. Situated in this popular and convenient area.





## Property Features

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- End Terraced House
- 2 Bedrooms
- Gas Central Heating
- Requires Repair And A Full Modernisation Programme
- Off-Street Parking to Front
- Good Sized Rear Garden
- Popular Location
- No Chain Involved

## 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 very popular area ideal for local facilities including shops and public transport. Also convenient travelling distance for Hull city centre, Beverley bypass and Kingswood retail park.

### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### OPEN PORCH

With a half obscured uPVC double glazed door and matching side window, tiled flooring, cornice to the ceiling and arched feature leads to :-

##### LOUNGE

13' 1" x 14' 9" (3.99m x 4.5m)

Measured at widest points. With multi-pane window to the front, double central heating radiator, single central heating radiator, cornice to the ceiling, staircase leading to the first floor, dado rail, fire surround with 'marble' inset and hearth and gas fire.

##### DINING KITCHEN

11' 5" x 17' 4" (3.48m x 5.28m)

Measurements narrowing to 10'3". With fitted base and wall-mounted units, stainless steel single sink with drainer and mixer tap, worktop surface areas with tiled surrounds, built-in under oven with 4 ring gas hob, single central heating radiator, plumbing for automatic washing machine, under-stairs storage cupboard with boiler serving central heating and hot water and double glazed patio doors leading to the rear garden.

##### LOBBY

With tiled flooring and door leading to the side.

##### WC (OFF)

With WC and obscured window.

##### FUTHER ROOM (OFF)

2' 11" x 6' 5" (0.89m x 1.96m)

With plumbing potential for shower, small wash basin, obscured window and single central heating radiator.

#### FIRST FLOOR

##### LANDING

With window to the side.



## Full Description

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### BEDROOM 1

14' 3" x 11' 5" (4.34m x 3.48m)

Measured at widest points. With uPVC double glazed window which overlooks the front, further uPVC double glazed window, single glazed window and single central heating radiator.

### BEDROOM 2

9' 6" x 8' 2" (2.9m x 2.49m)

With uPVC double glazed window which overlooks the rear, single central heating radiator and access to the roof void area.

### BATHROOM

4' 3" x 5' 4" (1.3m x 1.63m)

With panelled bath having handle grips, mixer tap and separate shower over, vanity wash hand basin with mixer tap, fully tiled walls and uPVC obscured double glazed window which overlooks the rear.

### OUTSIDE

To the front of the property there is off-street parking and to the rear there is a good size garden with decking, path, shed, fencing on perimeters and two wooden gates with rear vehicular 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  
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Monday to Friday 9am to 5pm  
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DRAFT FLOOR PLAN ONLY - AWAITING VENDORS APPROVAL

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

79 Newland Avenue  
Hull  
East Yorkshire  
HU5 2AL

www.neilkayes.co.uk  
info@neilkayes.co.uk  
01482 472900

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