



15 Middleton Street

Hull

HU3 1NA

£79,950

****NO CHAIN INVOLVED**** We offer onto the market this 2 Bedroom end house which may benefit from some upgrading however does benefit from gas central heating and uPVC double glazing. The accommodation briefly comprises Entrance Hall, Lounge, Dining Room, fitted Kitchen and on the first floor, 2 Bedrooms and Bathroom with separate shower cubicle. To the rear of the property there is a courtyard garden. Situated in this convenient area just off Spring Bank.



Property Features

- End Terraced House
- 2 Bedrooms
- Low-Maintenance Rear Garden
- Gas Central Heating
- uPVC Double Glazing
- Some Upgrading Required
- Convenient Location
- No Chain Involved

Full Description

LOCATION

The property is situated off Spring Bank therefore close to a good range of facilities and very convenient for Hull city centre itself.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

OPEN PORCH

ENTRANCE HALL

With entry door having obscured overhead window, single central heating radiator, laminate flooring and staircase leading to the first floor.

FRONT SITTING ROOM

12' 3" x 11' 9" (3.73m x 3.58m)

Measured into recess. With uPVC double glazed window which overlooks the front, fireplace with coal flame gas fire, cornice to the ceiling, dado rail, polished wooden flooring and double central heating radiator.

SECOND RECEPTION ROOM

11' 11" x 12' 6" (3.63m x 3.81m)

Measured into recess. With uPVC double glazed window which overlooks the rear, chimney breast, single central heating radiator, under-stairs storage cupboard and laminate flooring.

KITCHEN

11' 10" x 8' 10" (3.61m x 2.69m)

With stainless steel single sink and drainer, fitted base and wall-mounted units, wooden effect worktop surface areas with tiled surrounds, single central heating radiator, built-in Lamona under oven and 4 ring gas hob, extractor/cooker hood, Becko washing machine, tiled flooring, uPVC double glazed which overlooks the side, half obscured uPVC double glazed door which leads to the rear and Hotpoint Fridge/Freezer.

FIRST FLOOR

LANDING

With access to the roof void area.

BEDROOM 1

15' 0" x 12' 3" (4.57m x 3.73m)

With two uPVC double glazed windows which overlook the front, built-in cupboard and single central heating radiator.

BEDROOM 2

12' 4" x 8' 0" (3.76m x 2.44m)

Measurements excluding recess. With uPVC double glazed window



Full Description

which overlooks the rear, built-in cupboard and single central heating radiator.

BATHROOM

8' 7" x 12' 0" (2.62m x 3.66m)

With walk-in shower cubide, panelled bath with mixer tap and shower attached, pedestal wash hand basin with mixer tap, low level WC, single central heating radiator, tiled areas, fitted cupboard housing boiler serving central heating and hot water, uPVC obscured double glazed window which overlooks the rear and laminate flooring.

OUTSIDE

To the rear of the property there is a low maintenance garden with gravelled areas, fencing on perimeters, external tap and useful storage shed.

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		79 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



DRAFT FLOOR PLAN ONLY - AWAITING VENDORS APPROVAL

All measurements are approximate and for display purposes only

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