



67 St. Georges Road

Hull

HU3 6EE

£90,000

NO CHAIN INVOLVED! This 3 Bedroom middle house which offers spacious accommodation offers great potential for private family home or investment. Requiring some work and a redecoration programme. The accommodation comprises Open Porch, Entrance Hall, 2 Reception Rooms, Kitchen leading to utility area and Bathroom/WC and on the first floor, 3 Bedrooms. Benefits include gas radiator central heating and uPVC double glazing. Outside there is a forecourt area and garden to the rear with potential vehicular access via gated access. Situated in this convenient location.



Property Features

- No Chain Involved
- Middle House
- 3 Bedrooms
- 2 Reception Rooms
- uPVC Double Glazing
- Gas Central Heating
- Huge Potential
- Potential Vehicular Access at Rear

Full Description

LOCATION

Situated in this convenient area close to local facilities, including public transport and schools and extensive shopping especially on Hessle Road.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

OPEN PORCH

Leading to:-

ENTRANCE HALL

With an entry door, obscured overhead window, cornice to the ceiling and rose, staircase leading to the first floor with spindled ballustrade and understairs recess with cupboard, single central heating radiator.

FRONT SITTING ROOM

14' 4" x 12' 1" (4.37m x 3.68m)

Measured into recess and bay. With uPVC double glazed bay window which overlooks the front, double central heating radiator, cornice and rose to the ceiling, chimney breast and electric fire.

2ND RECEPTION ROOM

13' 0" x 9' 9" (3.96m x 2.97m)

Measured into recess. With uPVC double glazed window which overlooks the rear, cornice and rose to the ceiling, double central heating radiator, laminate flooring.

KITCHEN

11' 10" x 10' 6" (3.61m x 3.2m)

With a stainless steel sink and drainer with mixer tap, fitted base and wall-mounted units with worktop surface areas and tiled surrounds, Ideal Logic 30 gas fired combination boiler, uPVC double glazed window which overlooks the side, four ring electric hob, built-in under-oven, single central heating radiator, tiled flooring.

UTILITY ROOM

8' 1" x 5' 6" (2.46m x 1.68m)

With one wall part-tiled, plumbing for automatic washing machine, worktop surface, tiled flooring, uPVC half obscured double glazed door leading to the rear, single central heating radiator.

BATHROOM

10' 3" x 5' 8" (3.12m x 1.73m)

With a panelled bath having a mixer tap and shower attached, shower cubicle, pedestal wash hand basin, low level WC, tiled flooring, single central heating radiator, walls are fully-tiled, uPVC obscured double glazed window which overlooks the side.



Full Description

FIRST FLOOR

LANDING

With access to the roof void area.

BEDROOM 1

15' 8" x 12' 5" (4.78m x 3.78m)

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

BEDROOM 2

13' 3" x 9' 10" (4.04m x 3m)

Measured into recess. With uPVC double glazed window which overlooks the rear, built-in cupboard, single central heating radiator.

BEDROOM 3

11' 11" x 10' 0" (3.63m x 3.05m)

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

OUTSIDE

To the front of the property there is a forecourt area with wrought-iron fencing, gate, path and pebbled area. To the rear there is a garden which is partly gravelled, remainder being grassed with fencing and hedging on the perimeters. Timber gate leading to pedestrian access with the potential for vehicles if required via gated 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.

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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.





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 | | 77 C |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Energy efficiency chart

79 Newland Avenue
Hull
East Yorkshire
HU5 2AL

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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements