



71 County Road North

Hull

HU5 4HN

£169,950

Offered with NO CHAIN INVOLVED! We are delighted to offer onto the market this very well presented 3 Bedroom middle house in ready-to-move-into condition. The property, which benefits from gas central heating and uPVC double glazing, briefly comprises Entrance Hall, spacious 26ft long Through Lounge and Dining Area, fitted Kitchen including Flavel oven and combined hob, Porch leading to WC, useful Store Room/potential Utility/Study, on the first floor there are 3 Bedrooms (2 having fitted wardrobes, Bathroom/WC and outside to the front of the property there is off-street parking for 2 cars and the rear enjoys a lovely low maintenance garden. This is an ideal family home within the Bricknell catchment area, viewing highly recommended!



Property Features

- Bay Windowed Middle House
- 3 Bedrooms (2 Having Fitted Wardrobes)
- Ideal Family Home
- Well-Presented Accommodation
- Gas Central Heating/Double Glazing
- Lovely Rear Garden & Parking to Front
- Good School Catchment Area
- No Chain Involved

Full Description

THESE DETAILS ARE DRAFT DETAILS ONLY AND ARE AWAITING APPROVAL BY THE VENDOR

LOCATION

The property is situated in this very popular and convenient area close to local facilities including shops, public transport, school and convenient travelling distance for Hull City centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE RECEPTION

With uPVC double glazed entry door and side window, laminate flooring, single central heating radiator, cornice to the ceiling, staircase leading to the first floor and under-stairs storage cupboard.

THROUGH LOUNGE/DINING AREA

25' 11" x 11' 5" (7.9m x 3.48m)

Measured into bay. With uPVC double glazed bay window which overlooks the front, uPVC double glazed window which overlooks the rear, feature fireplace with electric fire, TV point, cornice to the ceiling and double central heating radiator.

FITTED KITCHEN

9' 8" x 8' 9" (2.95m x 2.67m)

With stainless steel single sink and drainer with mixer tap, fitted base and wall-mounted areas, worktop surface areas, half tiled walls, Flavel oven with 5 ring gas hob, plumbing for automatic washing machine, down lighters, uPVC double glazed window which overlooks the rear, extractor, laminate flooring and uPVC double glazed door which leads to :-

PORCH

With WC (off) and uPVC double glazed patio doors with side window which leads to the rear garden.

STORE ROOM

10' 10" x 6' 0" (3.3m x 1.83m)

Having good potential as a Utility/Office and having uPVC double glazed window which overlooks the side.

FIRST FLOOR

LANDING

With access to the roof void area and cornice to the ceiling.

BEDROOM 1

15' 3" x 10' 5" (4.65m x 3.18m)

Measured into bay. With uPVC double glazed bay window which overlooks the front, fitted wardrobes and shelving to one wall and single central heating radiator.



Full Description

BEDROOM 2

12' 3" x 10' 6" (3.73m x 3.2m)

With uPVC double glazed window which overlooks the rear, fitted wardrobes, single central heating radiator and fitted cupboard housing boiler serving central heating and hot water.

BEDROOM 3

7' 11" x 8' 10" (2.41m x 2.69m)

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

BATHROOM

With panelled bath having mixer tap and shower attached, shower screen, pedestal wash hand basin, low level WC, central heating radiator, 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 for two cars and to the rear there is a lovely low maintenance garden having artificial grass, patio, fencing on perimeters and side gate leading to pedestrian access shared with adjoining property.

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.

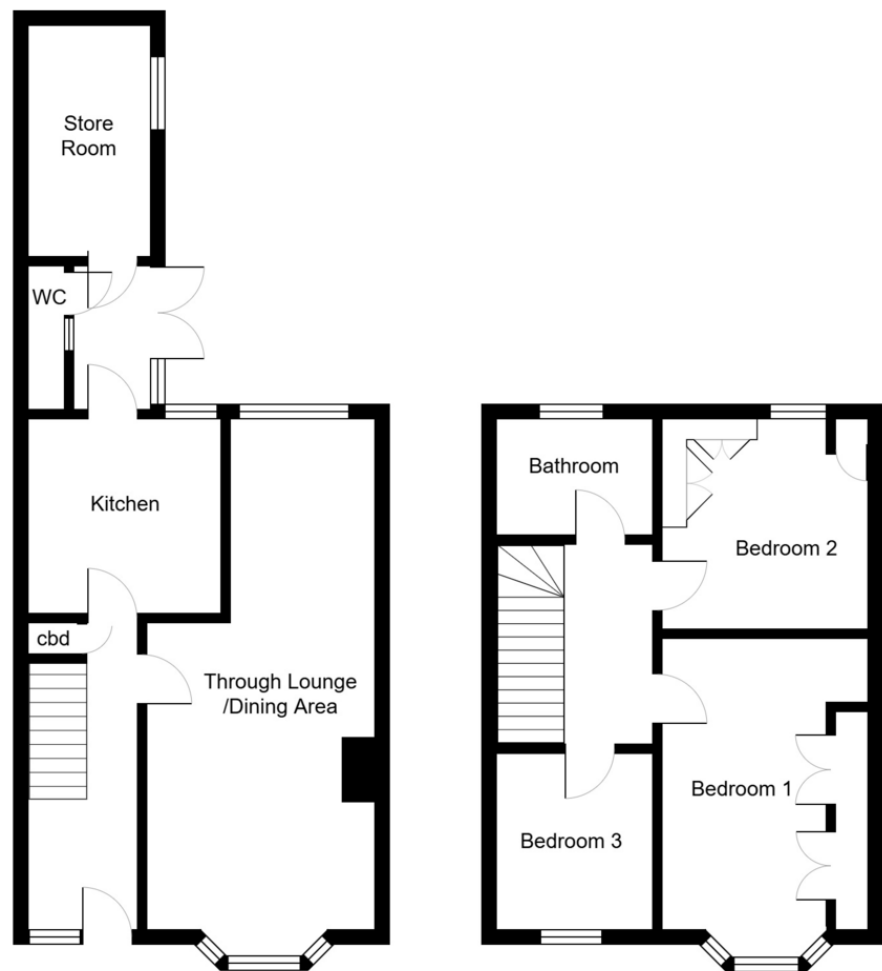
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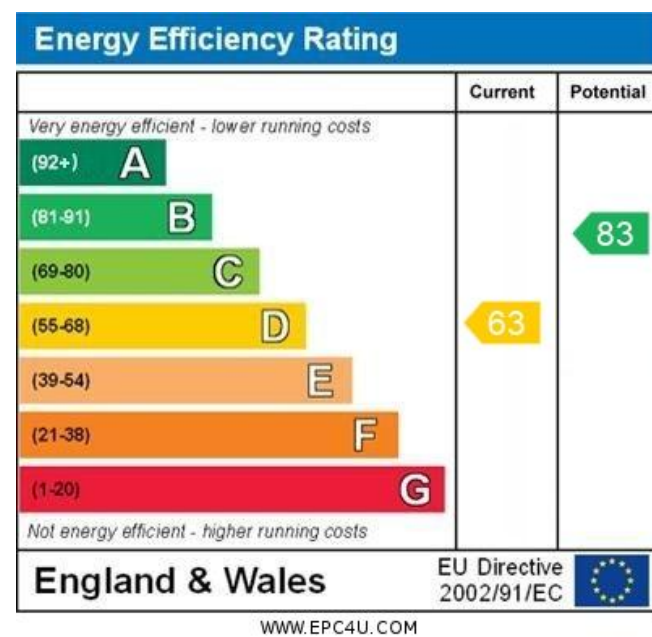
Monday to Friday 9am to 5pm

Saturday 10am to 1pm.





All measurements are approximate and for display purposes only



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