



10 May Street

Hull

HU5 1PQ

£129,950

An internal inspection is essential to appreciate this very deceptive 3 Bedroom middle house which has been refurbished to a high standard with benefits including gas radiator central heating, uPVC double glazing and briefly comprises the following accommodation:- Open Porch, Entrance Hall, 3 reception Rooms, fitted Kitchen including integrated oven and hob and on the first floor, 3 Bedrooms, Bathroom and Separate WC. Outside there is a forecourt and courtyard to the rear. The "ready-to-move-into" property has been freshly decorated throughout including new carpets and floor coverings and is offered with NO CHAIN INVOLVED.



Property Features

- Large Middle House
- 3 Bedrooms
- 3 Reception Rooms
- Refurbished To A High Standard
- Gas Central Heating/uPVC Double Glazing
- Freshly Decorated & New Floor Coverings
- Convenient Location
- No Chain Involved

Full Description

LOCATION

The property is situated just off Beverley Road and is conveniently located for local facilities including shops, public transport, schools and convenient travelling distance for Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

OPEN PORCH

With half obscured entry door having overhead window, dado rail, picture rail, cornice to the ceiling, staircase leading to the first floor with spindle balustrade and under-stairs recess and cupboard.

LOUNGE

13' 8" x 12' 1" (4.17m x 3.68m)

Measured into bay and recess. With uPVC double glazed bay window

which overlooks the front, cornice to the ceiling, picture railing and single central heating radiator.

DINING ROOM

12' 1" x 10' 2" (3.68m x 3.1m)

With uPVC double glazed window which overlooks the rear, picture railing, cornice to the ceiling and single central heating radiator.

BREAKFAST ROOM

19' 6" x 9' 5" (5.94m x 2.87m)

With two uPVC double glazed windows which overlook the rear, cornice to the ceiling, down lighters, single central heating radiator, double central heating radiator, floor to ceiling cupboard, half obscured uPVC double glazed door and wall-mounted boiler serving central heating and hot water

FITTED KITCHEN

10' 7" x 9' 0" (3.23m x 2.74m)

With fitted and wall-mounted units, worktop surface areas with tiled surrounds, stainless steel sink and drainer with mixer tap, built-in Lamona under oven and 4 ring electric hob, extractor/cooker hood, cornice to the ceiling, plumbing for automatic washing machine and uPVC double glazed window.

FIRST FLOOR

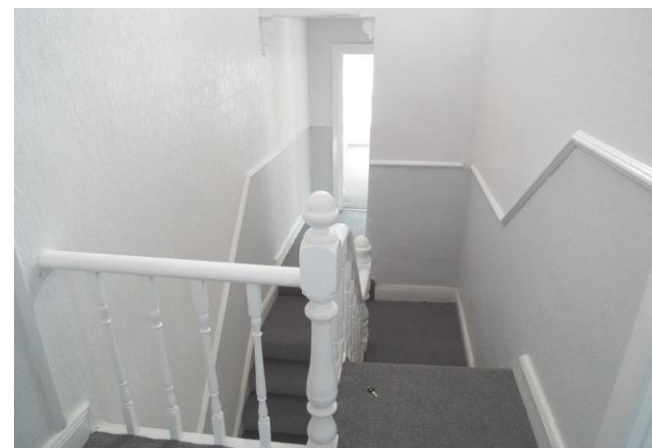
LANDING

With dado rail, window to the rear and spindle balustrade to staircase.

BEDROOM 1

15' 11" x 13' 10" (4.85m x 4.22m)

Measured into bay and recess. With uPVC double glazed bay window which overlooks the front, built-in cupboard and single central



Full Description

heating radiator.

BEDROOM 2

12' 0" x 9' 11" (3.66m x 3.02m)

Measured into recess. With uPVC double glazed window which overlooks the rear, single central heating radiator and recess area.

BEDROOM 3

11' 1" x 9' 4" (3.38m x 2.84m)

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

BATHROOM

5' 8" x 5' 0" (1.73m x 1.52m)

With panelled bath having mixer tap, separate shower over and screen, pedestal wash hand basin with mixer tap, heated wall-mounted chrome towel rail, fully tiled walls and uPVC obscured double glazed window which overlooks the side.

SEPARATE WC

With fully tiled walls, combined sink and mixer tap, WC and uPVC obscured double glazed window which overlooks the side.

OUTSIDE

To the front of the property there is a forecourt with wrought iron fencing and gate and to the rear there is a courtyard garden with fencing on perimeters, cupboard area and gate leading to pedestrian 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.

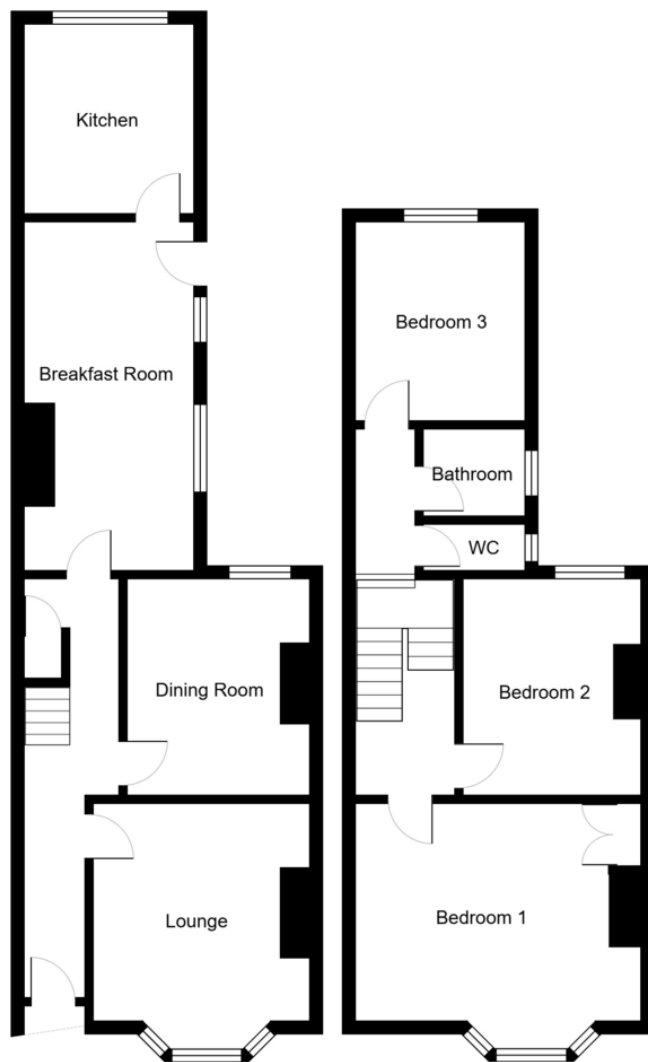
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Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

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.





DRAFT FLOOR PLAN - AWAITING VENDORS' APPROVAL

All measurements are approximate and for display purposes only



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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