



105 Sharp Street

Hull

HU5 2AE

£115,000

We offer onto the market this delightful 3 Bedroom middle terraced house which must be viewed to be fully-appreciated! The property is in "ready-to-move-into" condition having had a programme of redecoration and benefits from gas central heating and uPVC double glazing. Briefly the accommodation includes Open Porch, Entrance Hall, 2 Reception Rooms, fitted Kitchen, Lobby and Bathroom/WC and on the first floor, 3 Bedrooms. Outside to the rear, there is a very pleasant garden. Situated in this popular and convenient area and offered with NO CHAIN INVOLVED.



Property Features

- Middle Terraced House
- Very Well-Presented
- 3 Bedrooms
- Delightful Rear Garden
- 2 Reception Rooms
- Recently Redecorated
- Gas Central Heating & uPVC Double Glazing
- No Chain Involved

Full Description

LOCATION

The property is situated off Newland Avenue and is just a short walking distance to many local facilities including shops, public transport, schools, Hull University and convenient travelling distance for Hull city centre itself.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

OPEN PORCH

ENTRANCE HALL

With a half obscured entry door and overhead window, single central heating radiator, part cornice to the ceiling, dado rail, staircase leading to the first floor.

FRONT SITTING ROOM

11' 4" x 10' 6" (3.45m x 3.2m)

Measured into recess. With uPVC double glazed window which overlooks the front, cornice to the ceiling, picture railing, laminate flooring, double central heating radiator, TV point.

DINING ROOM

12' 5" x 10' 9" (3.78m x 3.28m)

With uPVC double glazed window which overlooks the rear, coving to the ceiling, picture railing, laminate flooring, single central heating radiator, understairs storage cupboard/recess.

FITTED KITCHEN

8' 10" x 7' 6" (2.69m x 2.29m)

With a stainless steel single sink and drainer with mixer tap, fitted base and wall-mounted units with worktop surface areas and tiled surrounds, wall-mounted boiler serving central heating and hot water, plumbing for automatic washing machine, extractor/cooker hood, laminate flooring, uPVC double glazed window which overlooks the side.

LOBBY

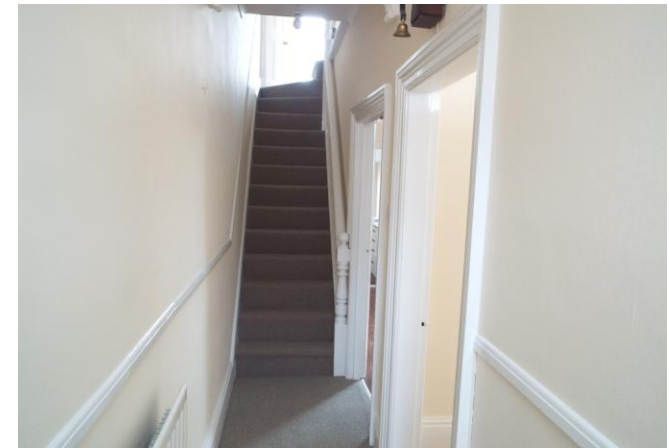
With laminate flooring and a half glazed door which leads to the rear garden.

BATHROOM

7' 0" x 6' 9" (2.13m x 2.06m)

With panelled bath having handle grips, separate shower over with screen, pedestal wash hand basin, low level WC, tiled areas, uPVC obscured double glazed window which overlooks the side, double central heating radiator, laminate flooring, shaver/light point.

FIRST FLOOR



Full Description

LANDING

With access to the roof void area.

BEDROOM 1

13' 11" x 11' 3" (4.24m x 3.43m)

With two uPVC double glazed window which overlook the front, built-in cupboard, single central heating radiator, cornice to the ceiling.

BEDROOM 2

11' 6" x 9' 8" (3.51m x 2.95m)

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

BEDROOM 3

8' 10" x 7' 7" (2.69m x 2.31m)

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

OUTSIDE

To the rear of the property there is a lovely garden with mature trees and bushes, lawn, paved areas, fencing on the perimeters, greenhouse and 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.





DRAFT FLOOR PLAN ONLY - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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