



58 Glasgow Street

Hull

HU3 3PR

£75,000

NO CHAIN INVOLVED! We offer onto the market this good-size 2 Bedroom middle house benefiting from gas central heating and uPVC double glazing which briefly comprises the following accommodation:- Open Porch, Entrance Hall, 2 Reception Rooms, Kitchen with fitted units, Lobby and Bathroom/WC and on the first floor, 2 Bedrooms. To the outside of the property there is a good-sized rear garden. The property does require some refurbishment but offers excellent potential and would be a great investment opportunity as well as an ideal home for the first time buyer.



Property Features

- No Chain Involved
- Gas Central Heating
- Middle Terraced House
- uPVC Double Glazing
- 2 Bedrooms
- Good-Size Rear Garden
- 2 Reception Rooms
- Great Potential

Full Description

LOCATION

Glasgow Street is situated off Selby Street off St. Georges Road and is in a convenient area close to local amenities including shops, public transport and schools and convenient travelling distance for Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

OPEN PORCH

ENTRANCE HALL

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

LOUNGE

13' 3" x 9' 6" (4.04m x 2.9m)

With uPVC double glazed window which overlooks the front, single central heating radiator, dado rail, laminate flooring and TV point.

2ND RECEPTION ROOM

10' 8" x 12' 1" (3.25m x 3.68m)

With uPVC double glazed window which overlooks the rear, double central heating radiator, laminate flooring, chimney breast, understairs storage cupboard and TV point.

KITCHEN

8' 9" x 6' 3" (2.67m x 1.91m)

With stainless steel single sink and drainer, fitted base and wall mounted units with worktop surface areas, gas cooker point, plumbing for automatic washing machine, tiled flooring and uPVC double glazed window which overlooks the side.

LOBBY

With a half obscured uPVC double glazed door and tiled flooring.

BATHROOM

6' 2" x 5' 5" (1.88m x 1.65m)

With a panelled bath having separate shower over, pedestal wash hand basin, low level WC, tiled areas, uPVC obscured double glazed window which overlooks the side, tall wall-mounted radiator and tiled flooring.

FIRST FLOOR



Full Description

LANDING

BEDROOM 1

13' 3" x 12' 9" (4.04m x 3.89m)

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

BEDROOM 2

12' 1" x 11' (3.68m x 3.35m)

With uPVC double glazed window which overlooks the rear, two built-in cupboards, wall-mounted boiler serving central heating and hot water and double central heating radiator.

OUTSIDE

To the rear of the property there is a good-size garden with paved areas, stone-walling and fencing on the perimeters, path and gate which leads 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.

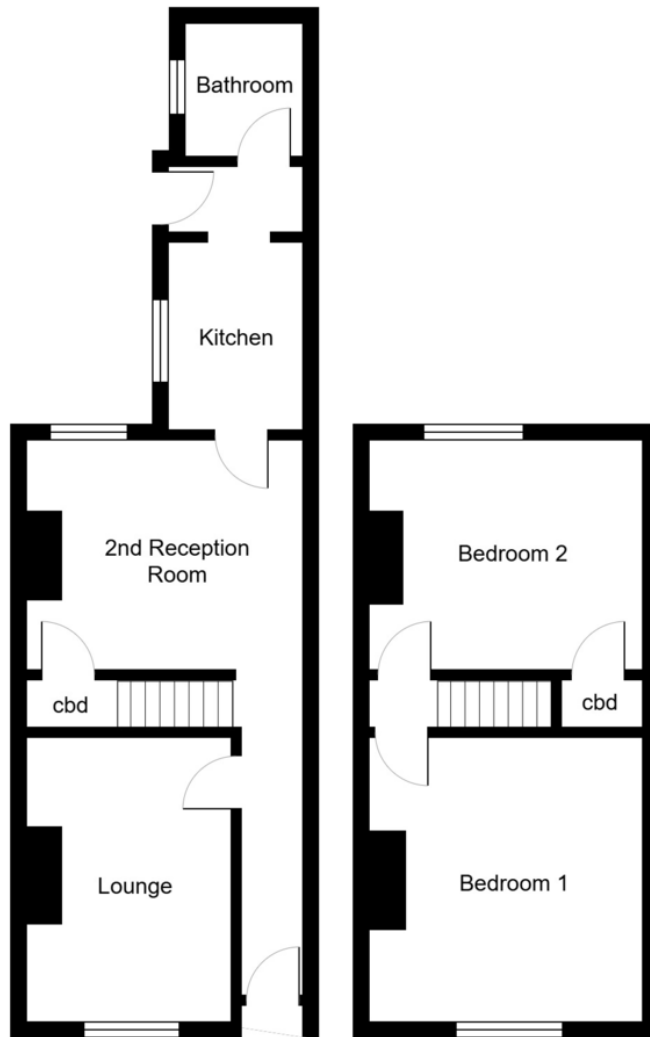
Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if travelling some distance to view the property.

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 - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

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