



68 Rockford Avenue

Hull

HU8 8JB

£115,000

NO CHAIN INVOLVED! A very popular style 2 Bedroom middle house providing a great opportunity for the first time buyer or investor. The property, which benefits from gas central heating and uPVC double glazing, is very well-maintained and briefly comprises of Enclosed Porch, Entrance Hall, Lounge, Dining Kitchen, on the first floor there are 2 Bedrooms, Shower Room/WC and outside there is private off-street parking to the front and to the rear there is a garden mainly to lawn together with rear vehicular access leading to Garage. Situated in this very popular area, viewing recommended.



Property Features

- Middle House
- 2 Bedrooms
- Gas Central Heating & uPVC Double Glazing
- Off-Street Parking & Garage To Rear
- Ideal For First-Time-Buyer or Investment
- Very Popular Location
- No Chain Involved
- Viewing Recommended

Full Description

LOCATION

The property is situated in this very popular area just off Chamberlain Road therefore good access for shops, public transport, schools and for Hull City centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENCLOSED PORCH

With uPVC double glazed door with motif and side windows.

ENTRANCE HALL

With dado rail, single central heating radiator and staircase leading to the first floor.

LOUNGE

14' 2" x 11' 5" (4.32m x 3.48m)

Measured into recess and bay. With uPVC double glazed bay window which overlooks the front, fire surround with 'marble' inset, hearth and living coal flame gas fire, laminate flooring and single central heating radiator.

DINING KITCHEN

14' 3" x 11' 2" (4.34m x 3.4m)

Measurements narrowing to 6'3". With stainless steel sink and drainer with mixer tap, fitted base and wall-mounted units with worktop surface areas, two uPVC double glazed windows which overlook the rear, laminate flooring, boiler serving central heating and hot water, plumbing for automatic washing machine, under-stairs storage cupboard and double glazed door which leads to the rear garden.

FIRST FLOOR

LANDING

With access to roof void area.

BEDROOM 1

11' 1" x 12' 5" (3.38m x 3.78m)

With uPVC double glazed bay window which overlooks the front, further uPVC double glazed window which overlooks the front and built-in cupboard.

BEDROOM 2

8' 4" x 8' 1" (2.54m x 2.46m)

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



Full Description

SHOWER ROOM

6' 4" x 4' 10" (1.93m x 1.47m)

With shower cubicle, pedestal wash hand basin, low level WC, fully tiled walls, uPVC obscured double glazed window which overlooks the rear and heated chrome towel rail.

OUTSIDE

To the front of the property there is off-street parking and to the rear there is a lawned garden with fencing on perimeters, various bushes, path, paved areas, external tap connected and rear vehicular access leads to Garage.

TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

VIEWING

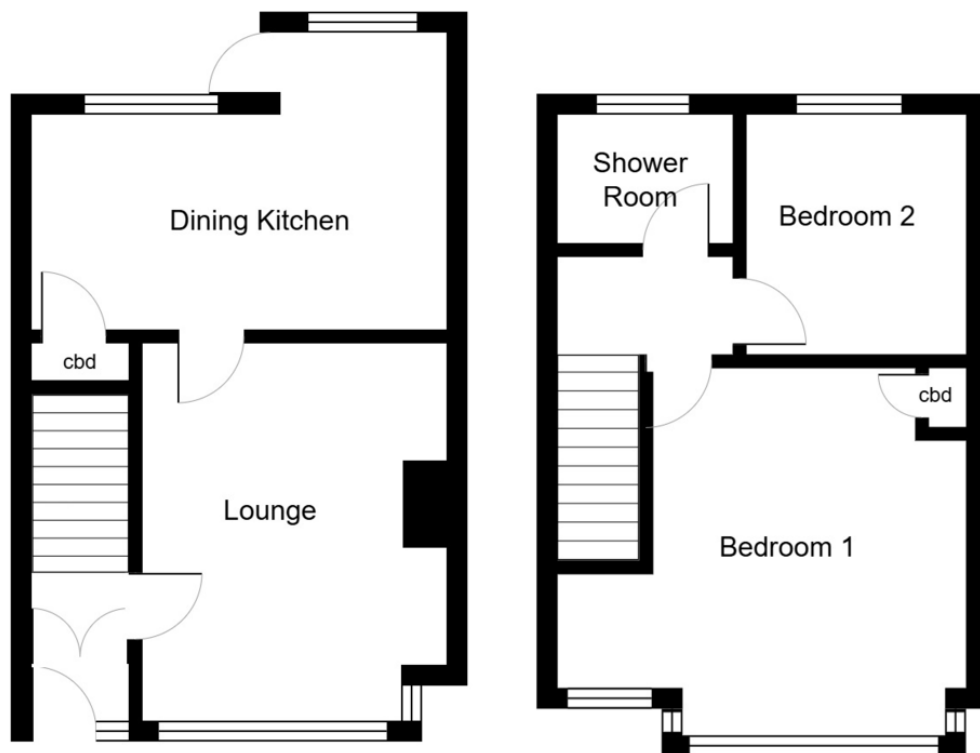
TO VIEW, PLEASE CALL OUR NEWLAND AVENUE
OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR
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All measurements are approximate and for display purposes only



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