



20 Duesbery Street

Hull

HU5 3QD

£145,000

We are delighted to offer onto the Open Market this good-size 4 Bedroom middle house benefiting from gas central heating and uPVC double glazing and also enjoying a pleasant, good-size rear garden. This property is an ideal family home or for investment. Briefly the accommodation includes:- Open Porch, Entrance Hall, 27ft long Through Lounge, fitted Kitchen including Rangemaster oven and on the first floor there are 4 Bedrooms and a Bathroom/WC. Situated in this very convenient area. Viewing advised.



Property Features

- Middle House
- 4 Bedrooms
- Gas Central Heating/Double Glazing
- uPVC Double Glazing
- Delightful Rear Garden
- Popular and Convenient Location
- Viewing Recommended
- Ideal Family-Size Accommodation

Full Description

LOCATION

The property is situated off Princes Avenue close to a good range of local facilities including shops, bars, bistros, restaurants, Pearson Park, bus routes and convenient travelling distance for Hull city centre and Hull University.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

OPEN PORCH

ENTRANCE HALL

With a half glazed door, cornice to ceiling, single central heating radiator, staircase to the first floor with spindled balustrade and understairs storage cupboard.

THROUGH LOUNGE

27' 1" x 12' 5" (8.25m x 3.78m)

With a uPVC double glazed bay window which overlooks the front, feature fireplace and living coal flame gas fire, cornice to the ceiling, uPVC double glazed bay window which overlooks the rear, TV point and two double central heating radiators.

FITTED KITCHEN

14' 11" x 11' 6" (4.55m x 3.51m)

With a ceramic one and a half bowl sink with drainer and mixer tap, fitted base units with worktop surface areas and tiled surrounds, uPVC double glazed windows which overlook the side and rear, half glazed uPVC double glazed door which leads to the side, wall-mounted boiler serving central heating and hot water, extractor, plumbing for automatic washing machine and Rangemaster oven.

FIRST FLOOR

LANDING

With fitted cupboard and access to the roof void area.

BEDROOM 1

13' 4" x 10' 11" (4.06m x 3.33m)

With uPVC double glazed window which overlooks the front, fitted wardrobes with overhead cupboards and single central heating radiator.

BEDROOM 2

11' 8" x 11' 3" (3.56m x 3.43m)

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

BEDROOM 3



Full Description

9' 3" x 5' 9" (2.82m x 1.75m)

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

BEDROOM 4

11' 4" x 9' 3" (3.45m x 2.82m)

With uPVC double glazed window which overlooks the rear, shelving to one wall and single central heating radiator.

BATHROOM

7' 3" x 5' 10" (2.21m x 1.78m)

Fully tiled comprising panelled bath with mixer tap and shower over, low level WC, tall heated chrome towel rail/radiator, uPVC obscured double glazed window which overlooks the side.

OUTSIDE

To the front of the property there is a forecourt area and to the rear there is a lovely good-size garden with paved area, lawn, fencing on perimeters, various shrubs, trees and bushes, greenhouse and pedestrian side access which is shared with the adjoining property via an entry gate. The property also benefits from a replaced pan tiled roof.

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.

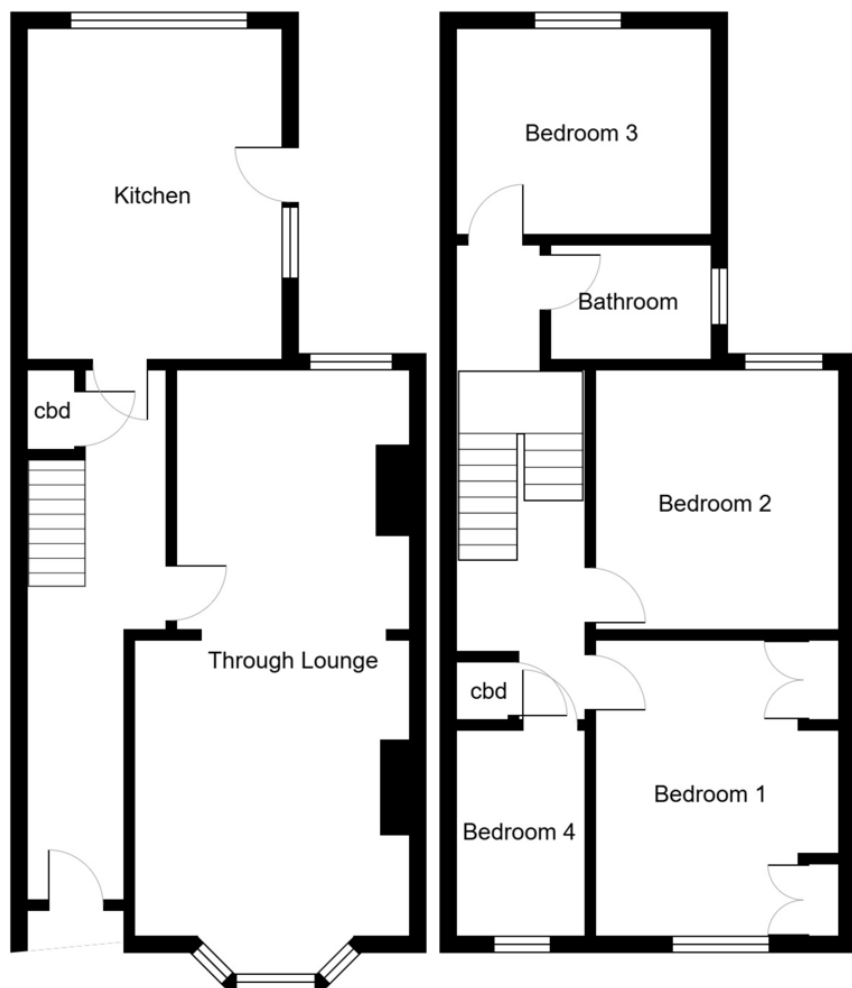
NONE OF THE STATEMENTS CONTAINED IN THESE
PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED
UPON AS STATEMENTS OR REPRESENTATIONS OF FACT

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		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

79 Newland Avenue
Hull
East Yorkshire
HU5 2AL

www.neilkayes.co.uk
info@neilkayes.co.uk
01482 472900

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements