



88 James Reckitt Avenue

Hull

HU8 7TW

£149,950

Viewing is highly recommended to fully appreciate this delightful 3 Bedroom end house having been carefully upgraded to provide ideal family accommodation. The property stands on a plot enjoying garden areas to three sides and vehicular access with potential for private parking set within the rear garden subject to slight alteration. Briefly the accommodation, which benefits from gas central heating and uPVC double glazing, includes Entrance Hall, Lounge, Dining Room, Lobby leading to fitted Kitchen and Bathroom/WC and on the first floor there are 3 Bedrooms. Situated in this highly regarded area.



Property Features

- Traditional End House
- 3 Bedrooms
- 2 Reception Rooms
- Gas Central Heating/uPVC Double Glazing
- Very Well-Presented
- Delightful Gardens To 3 Sides
- Very Popular Location
- Viewing Essential

Full Description

LOCATION

The property is situated in this highly regarded tree-lined residential area which is convenient for local amenities including shops, public transport and schools and the very popular East Park.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With uPVC double glazed entry door, laminate flooring and staircase leading to the first floor.

LOUNGE

15' 3" x 10' 10" (4.65m x 3.3m)

With uPVC double glazed window which overlooks the front, feature fireplace and electric fire, arch feature and central heating radiator.

DINING ROOM

9' 11" x 15' 5" (3.02m x 4.7m)

With uPVC double glazed windows overlooking the side and rear, single central heating radiator, fitted cupboard housing boiler serving central heating and hot water.

LOBBY

With half uPVC obscured double glazed door, laminate flooring and downlighters.

FITTED KITCHEN

9' 4" x 9' 10" (2.84m x 3m)

With stainless steel sink and drainer with mixer tap, fitted base and wall-mounted units with worktop surface areas, uPVC double glazed windows which overlook the front and rear, laminate flooring, built-in oven and eye level grill, 4 ring hob, splashback, microwave in housing unit, extractor/cooker hood, downlighters, integrated fridge and freezer and plumbing for automatic washing machine.

BATHROOM

6' 1" x 6' 3" (1.85m x 1.91m)

With panelled bath having separate shower over and folding screen, pedestal wash hand basin, low level WC, extractor, double central heating radiator, fully tiled walls and two uPVC obscured double glazed windows which overlook the rear.



Full Description

FIRST FLOOR

LANDING

BEDROOM 1

11' 6" x 11' 5" (3.51m x 3.48m)

With built-in wardrobes and overhead cupboards, uPVC double glazed window which overlooks the front, built-in cupboard and double central heating radiator.

BEDROOM 2

13' 6" x 7' 9" (4.11m x 2.36m)

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

BEDROOM 3

10' 0" x 7' 9" (3.05m x 2.36m)

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

OUTSIDE

To the front of the property there is a pleasant garden area with privet hedging, path and extends round to the side which is gravelled with raised borders and tree and the rear enjoys a delightful garden providing good sedusion with hedging, gravelled areas and path. There is also rear vehicular access with potential set within the garden subject to alteration.

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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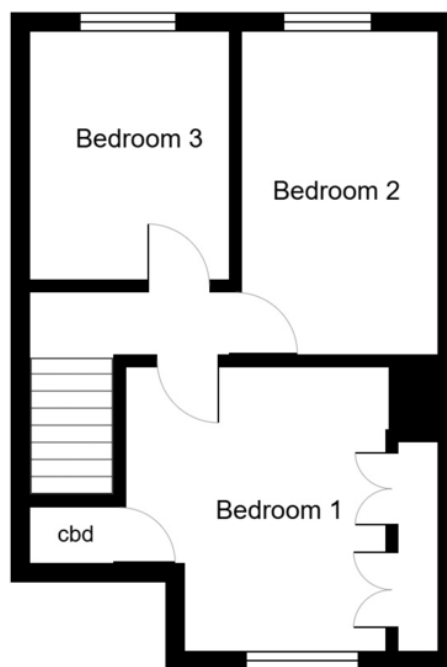
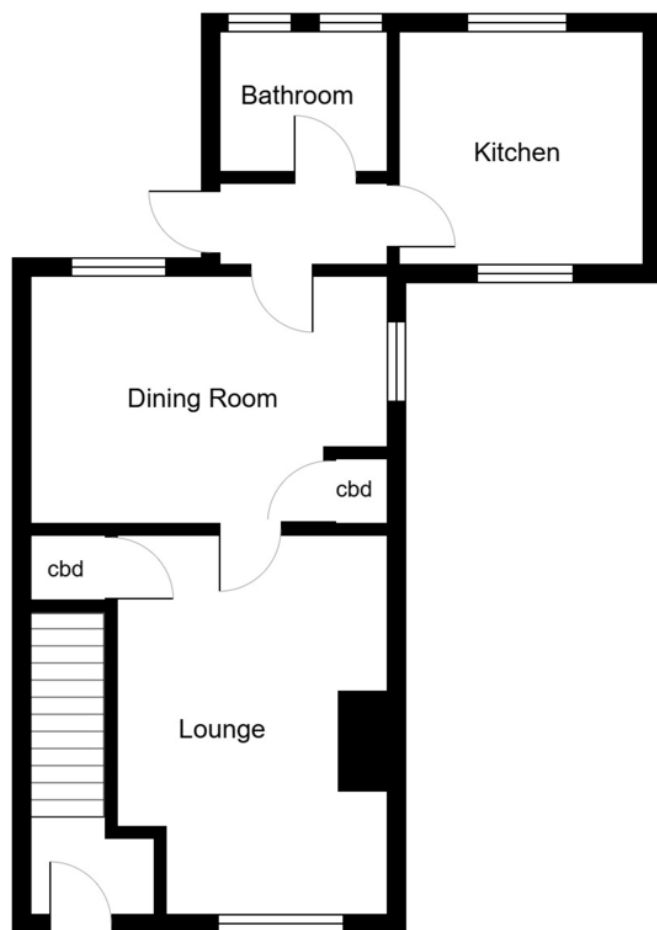
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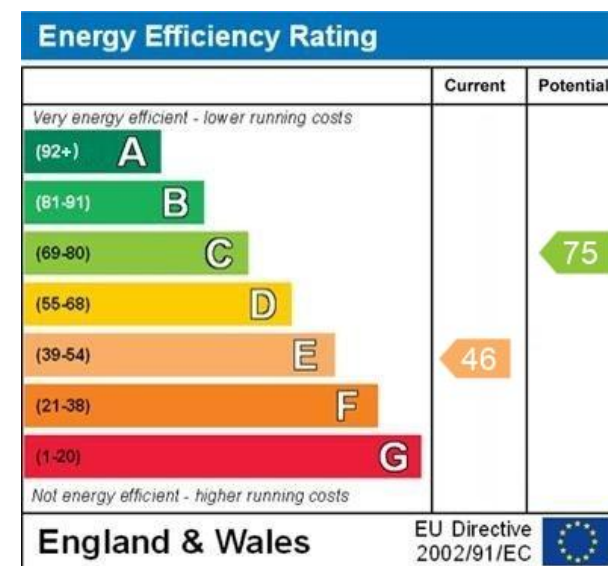
Monday to Friday 9am to 5pm

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All measurements are approximate and for display purposes only



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