



14 Brent Avenue

Hull

HU8 9PB

£105,000

We are delighted to offer onto the market this 3 Bedroom middle house with NO CHAIN INVOLVED! This is a perfect opportunity for either the first time buyer, family or investor. This well-presented home, which benefits from uPVC double glazing and gas central heating, comprises of Entrance Hall, Lounge, fitted Kitchen including integrated appliances and on the first floor there are 3 Bedrooms and Wet Room/WC, outside there are gardens to the front and rear. Viewing is recommended.



Property Features

- Middle House
- 3 Bedrooms
- Fitted Kitchen With Integrated Appliances
- Gas Central Heating
- uPVC Double Glazing
- Well-Presented
- No Chain Involved
- Viewing Recommended

Full Description

THESE DETAILS ARE DRAFT DETAILS ONLY AND ARE AWAITING APPROVAL BY THE VENDOR

LOCATION

The property is situated on the East side of Hull on Longhill Estate providing a good range of amenities including shops, public transport and schools and convenient travelling distance for Hull city centre and the East coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With half obscured uPVC double glazed door, staircase leading to the first floor, coving to the ceiling and laminate flooring.

LOUNGE

15' 0" x 11' 10" (4.57m x 3.61m)

With uPVC double glazed window which overlooks the front, chimney breast with stone fireplace, hearth and electric fire, TV point, cornice to the ceiling, double central heating radiator, under-stairs storage cupboard and laminate flooring.

FITTED KITCHEN

15' 0" x 8' 1" (4.57m x 2.46m)

With a good range of fitted base and wall-mounted units, worktop surface areas with tiled surrounds, sink and drainer with mixer tap, double central heating radiator, built-in oven in housing unit and 4 ring hob, integrated fridge and freezer, slimline dishwasher and automatic washing machine, extractor, TV point, uPVC double glazed door which leads to the garden and uPVC double glazed window which overlooks the rear.

FIRST FLOOR

LANDING

With double central heating radiator, access to the roof void area and coving to the ceiling.

BEDROOM 1

14' 5" x 9' 11" (4.39m x 3.02m)

With uPVC double glazed window which overlooks the front, built-in cupboard, TV point, double central heating radiator and cornice to the ceiling.

BEDROOM 2

8' 11" x 9' 10" (2.72m x 3m)

Measured into door well. With uPVC double glazed window which overlooks the rear, single central heating radiator, built-in cupboard, further built-in cupboard housing boiler serving central heating and



Full Description

hot water, TV point and cornice to the ceiling.

BEDROOM 3

9' 11" x 6' 11" (3.02m x 2.11m)

With uPVC double glazed window which overlooks the front, double central heating radiator and coving to the ceiling.

WET ROOM

7' 8" x 5' 6" (2.34m x 1.68m)

With shower, pedestal wash hand basin with mixer tap, low level WC, tiled walls with part panelling, two uPVC obscured double glazed windows which overlook the rear, extractor and heated chrome towel rail.

OUTSIDE

From the main road leads to communal path with adjoining houses taking you to number 14 which has path and low maintenance garden to the front with fencing and gate and to the rear there is a very pleasant low maintenance garden with artificial turf, patio, fencing and brick walling on perimeters, external tap connected and useful brick Store and wooden Store.

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.





All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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