



8 Derwent Grove

Hull

HU5 2SF

£82,950

NO CHAIN INVOLVED! This 2 Bedroom semi-detached house, which is situated in an inner terrace, has excellent potential for the first time buyer or investor and does require some refurbishment. Benefiting from gas central heating and uPVC double glazing the accommodation includes Entrance Lobby to Lounge, Kitchen, Lobby to Bathroom, on the first floor there are 2 Bedrooms and outside there is a forecourt to the front and courtyard to the rear. Situated in this very convenient area.



Property Features

- End Terraced House
- Requires Refurbishment
- 2 Bedrooms
- Great Potential
- Gas Central Heating
- Ideal for First-Time-Buyer or Investor
- uPVC Double Glazing
- No Chain Involved

Full Description

LOCATION

The property is situated off Princes Road just a few minutes walking distance to Newland Aveue which boasts excellent amenities including shops, public transport and schools. Also ideal travelling distance for Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE LOBBY

With a uPVC double glazed entry door.

LOUNGE

14' 8" x 14' 11" (4.47m x 4.55m)

Measured at widest points. With uPVC double glazed window which overlooks the front, double central heating radiator, fire surround with 'marble' inset, hearth and fire and staircase leading to the first floor.

KITCHEN

6' 9" x 13' 4" (2.06m x 4.06m)

With base and wall-mounted units, worktop surface areas with tiled surrounds, stainless steel single sink and drainer, wall-mounted boiler serving central heating and hot water, under-stairs storage cupboard, double central heating radiator, uPVC double glazed window which overlooks the rear, plumbing for automatic washing machine and extractor.

LOBBY

With half obscured uPVC double glazed door which leads to the courtyard.

BATHROOM

4' 11" x 6' 0" (1.5m x 1.83m)

With panelled bath with mixer tap, handle grips and shower attached, pedestal wash hand basin, low level WC, double central heating radiator, part tiled walls, uPVC obscured double glazed window which overlooks the side and extractor.

FIRST FLOOR

LANDING

Full Description

With small uPVC double glazed window which overlooks the rear, built-in cupboard and access to the roof void area.

BEDROOM 1

14' 11" x 10' 5" (4.55m x 3.18m)

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

BEDROOM 2

11' 2" x 9' 6" (3.4m x 2.9m)

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

OUTSIDE

To the front of the property there is a pebbled forecourt garden with fencing, brick walling, path and gate and to the rear there is a courtyard with brick walling on perimeters and timber gate.

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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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.

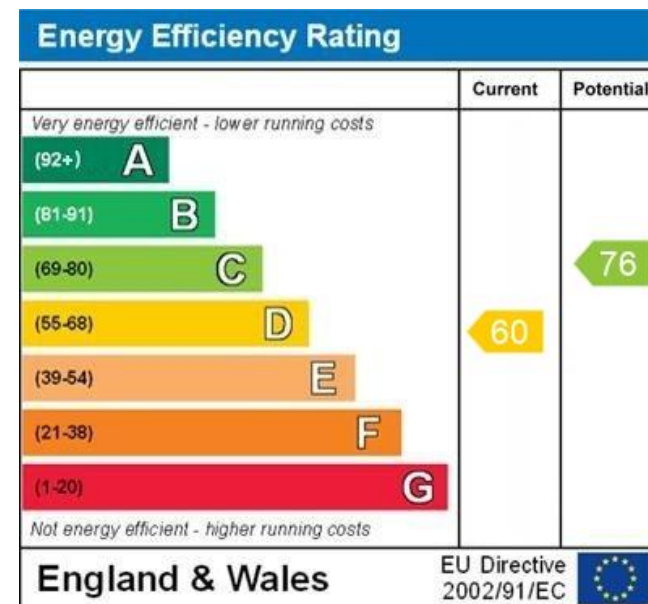
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Monday to Friday 9am to 5pm

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All measurements are approximate and for display purposes only



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