



### 3 Nunnington Close

Hull

HU5 3DD

Guide Price £110,000

We are pleased to offer to the market ground floor, 2 Bedroom, self-contained apartment which forms the ground floor of this detached building. We are also offering the first floor apartment for sale at the same price which would be ideal for the investor who may be looking for several properties in close proximity! Briefly the accommodation includes Entrance Lobby area which leads to Lounge/Dining Area, fitted Kitchen with built-in oven and hob, Inner Hallway area, 2 Bedrooms and Bathroom/WC. Benefits also include uPVC double glazing and gas central heating. The outside has a good-size garden to the front which is low-maintenance and pleasant rear courtyard. Also private car space which is located in front of the property.



## Property Features

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- Ground Floor Apartment
- Private Car Parking Space
- 2 Bedrooms
- Great Investment Opportunity
- Gas Central Heating/uPVC Unit Double Glazing
- Cul-de-Sac Setting
- Front Garden and Rear Courtyard
- No Chain Involved

## Full Description

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### LOCATION

The property is situated in a small cul-de-sac setting just off Ella Street which is a sought-after area being part of "The Avenues". Excellent local amenities are just a short distance away down Newland Avenue which boasts shops, bar, bistros, restaurants and ideal for Hull University. Also good travelling distance to Hull city centre itself.

### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE LOBBY

Via a residential-style entry door, laminate flooring, leading to:-

##### LOUNGE/DINING AREA

20' 6" x 16' 3" (6.25m x 4.95m)

Measurement narrows to 74. With a uPVC double glazed bay window which overlooks the front, double central heating radiator, cornice to the ceiling, laminate flooring, uPVC double glazed French doors leading to the rear courtyard garden, TV point.

##### KITCHEN

8' 5" x 7' 0" (2.57m x 2.13m)

With fitted base and wall-mounted units with worktop surface areas, stainless steel single sink and drainer with mixer tap, built-in under-oven, four ring gas hob, extractor/cooker hood, uPVC double glazed window which overlooks the rear, plumbing for automatic washing machine, laminate flooring.

##### INNER LOBBY

With good-size built-in cupboard and cornice to the ceiling.

##### BEDROOM 1

10' 4" x 10' 2" (3.15m x 3.1m)

Measurement excludes door-well. With uPVC double glazed window which overlooks the front, cornice to the ceiling, laminate flooring.

##### BEDROOM 2

9' 1" x 7' 5" (2.77m x 2.26m)

With uPVC double glazed window which overlooks the rear, single central heating radiator, cornice to the ceiling, laminate flooring.

##### BATHROOM



## Full Description

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6' 9" x 6' 3" (2.06m x 1.91m)

With a panelled bath having mixer tap with shower attached and shower over with screen, pedestal wash hand basin with mixer tap, low level WC, uPVC double glazed obscured window which overlooks the rear, single central heating radiator, tiled flooring.

### OUTSIDE

To the front of the property there is a good-size garden laid mainly to lawn with fencing on the perimeters, path and gate. Also a private car space in front of the apartment. To the rear there is a courtyard style garden with brick-walling and fencing on the perimeters, paved area and useful storage shed.

### 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.

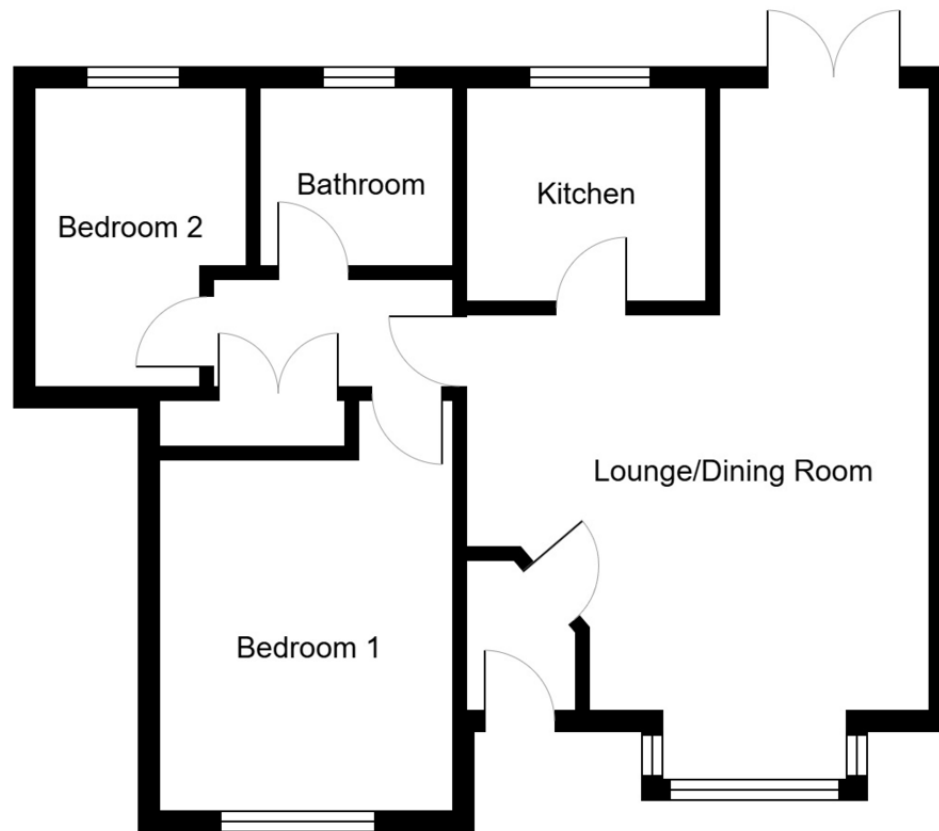
Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if travelling some distance to view the property.

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             | 72 C    | 75 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Energy efficiency chart

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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