



1 Nunnington Close

Hull

HU5 3DD

Guide Price £110,000

We offer onto the market this 2 Bedroom, first floor, self-contained apartment providing very well-presented accommodation which must be viewed to be appreciated. At present, the property is used as an Air BnB therefore has excellent potential as an investment as well as a private let or private home. 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! Offered with NO CHAIN INVOLVED, the accommodation includes ground floor Entrance Lobby to first floor Landing, Open-Plan Living/Dining Kitchen, 2 Bedrooms and Bathroom/WC. Benefits also include gas central heating and uPVC double glazing. Outside the property has its own path which also leads to a side and small rear courtyard area. There is also a private car parking space located to the front of the property. Situated in this sought-after area off Ella Street, in a cul-de-sac setting with just a handful of properties. This is a great opportunity not to be missed!



Property Features

- First Floor Self-Contained Apartment
- 2 Bedrooms
- Gas Central Heating/Sealed Unit Double Glazing
- Beautifully-Presented
- Great Investment Potential or Private Home
- Private Car Space
- Cul-de-Sac Setting
- No Chain Involved

Full Description

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.

GROUND FLOOR

ENTRANCE LOBBY

With residential-style door, staircase leading to the:-

FIRST FLOOR

LANDING

With single central heating radiator, cornice to the ceiling, good-size built-in cupboard.

SPACIOUS LOUNGE/KITCHEN/DINING AREA

18' 8" x 15' 11" (5.69m x 4.85m)

LOUNGE/DINING AREA - The lounge area has an electric log burner style fire with tiled back and hearth, single central heating radiator, sealed unit double glazed window which overlooks the front, cornice to the ceiling, TV point.

KITCHEN AREA - With fitted units, stainless steel single sink and drainer with mixer tap, fitted base units with worktop surface areas and tiled surrounds, built-in under-oven, four ring hob and extractor/cooker hood over, wall-mounted boiler serving central heating and hot water, plumbing for automatic washing machine.

BEDROOM 1

12' 3" x 11' 0" (3.73m x 3.35m)

With sealed unit double glazed window overlooking the front, single central heating radiator, cornice to the ceiling.

BEDROOM 2

7' 7" x 6' 4" (2.31m x 1.93m)

With sealed unit double glazed window overlooking the side, single central heating radiator, cornice to the ceiling.

BATHROOM

6' 9" x 6' 2" (2.06m x 1.88m)

With a panelled bath having mixer tap with shower attached and screen, tiled areas, vanity wash hand basin with mixer tap, low level WC, wall-mounted chrome heated towel rail, sealed



Full Description

unit obscured double glazed window which overlooks the rear.

OUTSIDE

There is a private car parking space in front of the apartment. A side path leads to a side and rear courtyard area with brick-walling on the perimeter and gate.

TENURE

We believe the tenure of this property to be Leasehold (to be confirmed by the vendor's solicitors). We have been advised by the vendor that a new Lease was obtained in 2023 for a period of 950 years. There is no service charge or ground rent payable.

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.

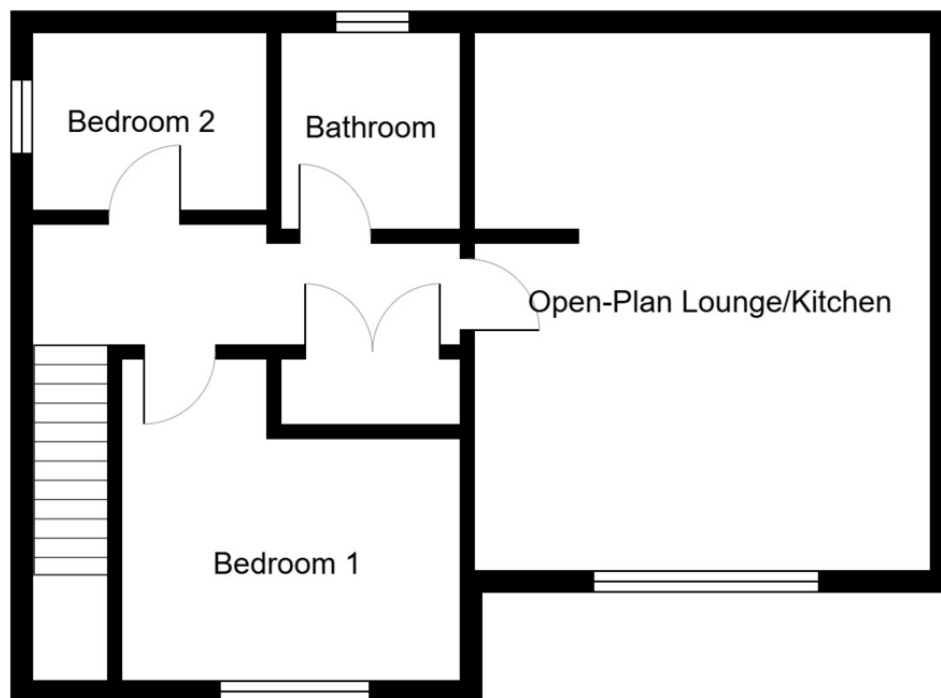
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NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT

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	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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