



294 Bricknell Avenue

Hull

HU5 4QF

Guide Price £165,000

We are delighted to offer onto the market this very well-presented and cared-for 3 Bedroom, bay-windowed middle house which is offered with NO CHAIN INVOLVED and has potential to put your own stamp on it! The property which benefits from gas radiator central heating and uPVC double glazing, briefly comprises Entrance Hall, 2 Reception Rooms, Kitchen and on the first floor, 3 Bedrooms (two with fitted mirrored wardrobes) and Shower Room/WC. Outside there is a garden to the front together with a low-maintenance garden to the rear which has recently had all new fencing. Also rear vehicular access leads to a Detached Garage which has an electric up-and-over door, This property is well worth a viewing!



Property Features

- Middle House
- 3 Bedrooms
- Gas Central Heating/uPVC Double Glazing
- Very Well-Presented
- Low-Maintenance Gardens
- Detached Garage
- Sought-After Area
- No Chain Involved

Full Description

LOCATION

The property is situated in this highly-regarded area close to local facilities even a Tesco convenience store just a few steps away. Also good school catchment, public transport and travelling distance for Hull city centre and Cottingham.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With a uPVC double glazed arched door, staircase leading to the first floor, double central heating radiator, built-in cupboard.

LOUNGE

17' 1" x 10' 8" (5.21m x 3.25m)

Measured into bay. With uPVC double glazed bay window

overlooking the front, cornice to the ceiling, single central heating radiator, TV point.

DINING ROOM

9' 11" x 9' 1" (3.02m x 2.77m)

With uPVC double glazed patio doors leading to the rear garden, single central heating radiator, cornice to the ceiling.

KITCHEN

15' 4" x 7' 0" (4.67m x 2.13m)

With fitted base units having worktop surface areas, stainless steel single sink and drainer, plumbing for automatic washing machine, gas cooker point, uPVC double glazed window which overlooks the rear, walls are part-tiled, double central heating radiator, fitted floor-to-ceiling cupboard, uPVC double glazed door which leads to the rear garden.

FIRST FLOOR

LANDING

With access to the roof void area with drop-down ladder which is boarded-out for storage.

BEDROOM 1

15' 2" x 7' 11" (4.62m x 2.41m)

Measured up to wardrobes. With uPVC double glazed bay window which overlooks the front, double central heating radiator, fitted wardrobes having sliding mirrored-doors.

BEDROOM 2

12' 6" x 8' 1" (3.81m x 2.46m)

Measured up to wardrobes. With uPVC double glazed window which overlooks the rear, fitted wardrobes with sliding mirrored-doors, central heating radiator.



Full Description

BEDROOM 3

7' 1" x 6' 1" (2.16m x 1.85m)

With uPVC double glazed window which overlooks the front, radiator.

SHOWER ROOM

6' 11" x 6' 2" (2.11m x 1.88m)

With walk-in shower, walls are fully-tiled, pedestal wash hand basin, low level WC, uPVC obscured double glazed window which overlooks the rear, radiator.

OUTSIDE

To the front of the property there is a block-paved garden area with brick-walling, fencing and gate. To the rear of the property there is a pleasant low-maintenance garden which is block-paved having raised flowerbed, recently fitted fencing. There is rear vehicular access which leads to:

DETACHED BRICK GARAGE

18' 4" x 11' 2" (5.59m x 3.4m)

With power and lighting, uPVC double glazed windows to the side and rear, electric remote control up-and-over door, personal side door.

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

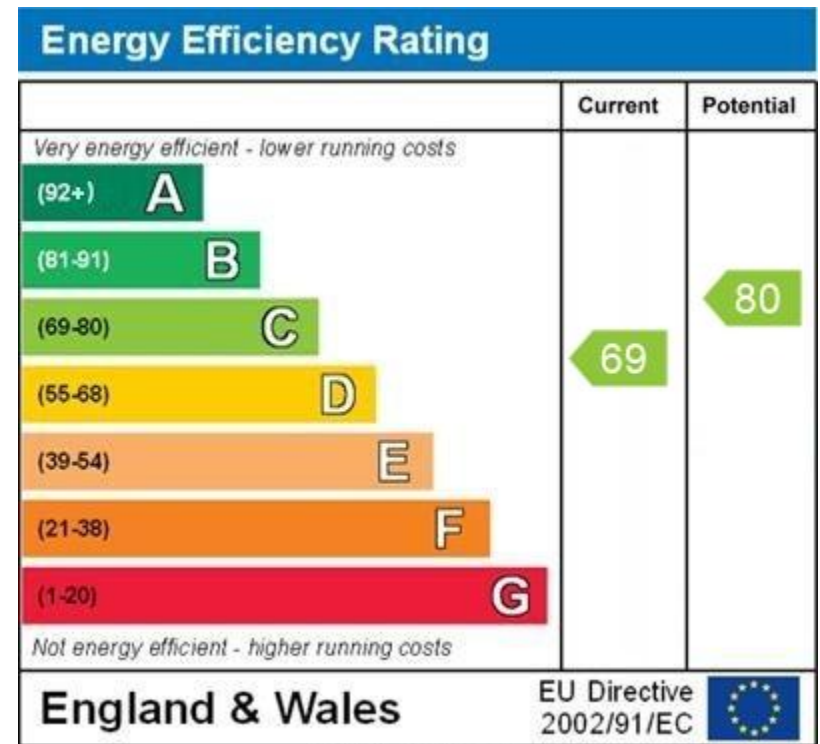
Saturday 10am to 1pm.





DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only



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