



## 13 Huntley Drive

Hull

HU5 4DP

Guide Price £100,000

FOR SALE BY SEALED BIDS TO BE RECEIVED AT OUR NEWLAND AVENUE OFFICE NO LATER THAN 12 NOON ON FRIDAY 21ST NOVEMBER 2025 - GUIDE PRICE £100,000. We offer onto the market this 3 Bedroom bay windowed middle house requiring a full modernisation programme and providing excellent accommodation for a family home. The property, which benefits from gas central heating and uPVC double glazing, briefly comprises Enclosed Porch leading to Entrance Hall, 2 Reception Rooms, Kitchen, on the first floor 3 Bedrooms and Bathroom/WC, outside there is a garden to the front and good size rear garden together with rear vehicular access. Situated in this popular and convenient area.



## Property Features

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- Bay-Windowed Middle House
- Good Sized Rear Garden
- 3 Bedrooms
- Huge Potential
- Gas Central Heating/Double Glazing
- For Sale by Sealed Bids
- Requires Repair And A Full Modernisation Programme
- Written Offers to Be Received by 12 Noon 21/11/25

## Full Description

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

### LOCATION

The property is situated off Chanterlands Avenue which is a very popular area ideal for local facilities including shops, schools, public transport and convenient travelling distance for Hull city centre.

### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENCLOSED PORCH

With uPVC double glazed door having overhead window and half obscured door with overhead window leads to :-

##### ENTRANCE HALL

With staircase leading to the first floor, single central heating radiator, picture railing, under-stairs recess and cupboard.

##### LOUNGE

14' 11" x 11' 3" (4.55m x 3.43m)

Measured into bay. With uPVC double glazed bay window which overlooks the front, cornice to the ceiling and double central heating radiator.

##### SECOND RECEPTION ROOM

12' 2" x 9' 9" (3.71m x 2.97m)

With uPVC double glazed window which overlooks the rear, tiled fireplace, double central heating radiator and cornice to the ceiling.

##### KITCHEN

17' 4" x 9' 9" (5.28m x 2.97m)

Measurements narrowing to 6'9". With stainless steel sink and mixer tap, fitted base units, worktop surface areas, double central heating radiator, uPVC double glazed windows which overlook the side and rear and half obscured uPVC double glazed door which leads to the side and rear garden.

##### LANDING

With built-in cupboard housing the boiler serving central heating and hot water.

##### BEDROOM 1

11' 4" x 15' 0" (3.45m x 4.57m)

Measured into bay. With uPVC double glazed bay window which overlooks the front, double central heating and picture railing.

##### BEDROOM 2

11' 5" x 11' 9" (3.48m x 3.58m)

With uPVC double glazed window which overlooks the rear, double central heating and built-in cupboard.



# Full Description

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## BEDROOM 3

8' 7" x 5' 5" (2.62m x 1.65m)

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

## BATHROOM

9' 6" x 5' 7" (2.9m x 1.7m)

With bath, pedestal wash hand basin, high level WC, single central heating radiator and uPVC obscured double glazed window which overlooks the rear.

## OUTSIDE

To the front of the property there is a garden area and to the rear there is a good size garden with fencing on perimeters, gate and rear vehicular access.

## 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

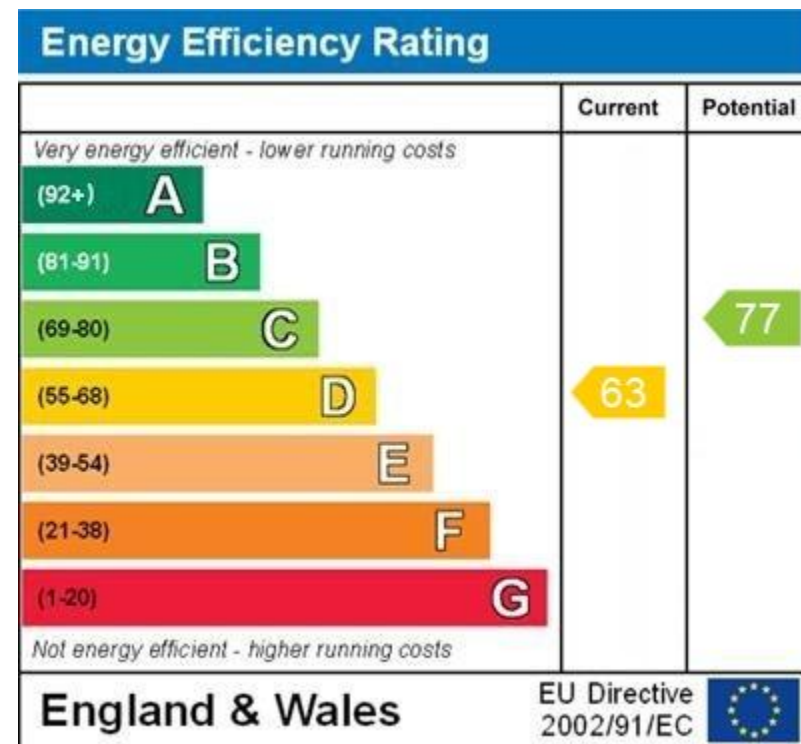
Saturday 10am to 1pm.





DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only



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