

## 2 Bedroom Terraced House

Oakland Villas, Reynoldson St, HULL, HU5 3BY

£89,950



- PERFECT STARTER HOME • OR INVESTMENT PROPERTY • IDEAL LOCATION • 2 BEDROOMS •
- MODERN KITCHEN AND INTEGRATED APPLIANCES • DOUBLE GLAZING • GAS CENTRAL HEATING SYSTEM • NO CHAIN INVOLVED





## 2 Bedroom Terraced House

£89,950

Oakland Villas, Reynoldson St, HULL, HU5 3BY

This is a perfect opportunity to acquire a smart traditional property which is ideally located within a highly popular residential area.

The internal accommodation is arranged to 2 floors with a bay windowed lounge, modern fitted kitchen with integrated appliances, bathroom with a white 3-piece suite and shower over the bath.

To the first floor there are 2 good size bedrooms.

The property also benefits from a gas central heating system and double glazing.

The property is offered with vacant possession up on completion, and with no chain involved.

Must be viewed!



## Location

The property is close to all amenities much needed for day-to-day living. Newland Avenue is within walking distance from the property providing a great choice of local independent traders and High Street supermarkets. There are other amenities close by including a post office, health centre and library. For those wishing to spend quality leisure time, nights out with family and friends there are many busy and well visited multicultural café bars to choose from. The University of Hull is also just around the corner along the neighbouring Cottingham Road. Regular public transport connections create easy access to the city centre and surrounding areas. The historic Pearson Park is also easily accessed from the property.

## Property Description

### Ground Floor

**Entrance** - Double glazed front entrance door with overhead screen window leads through to the lounge...

**Lounge** - 14' 0" x 12' 0" (4.27m x 3.66m) Extremes to extremes.

Double glazed bay window with aspect over the front garden area.

Radiator

**Kitchen** - 11' 11" x 7' 8" (3.65m x 2.36m) Extremes to extremes.

Double glazed window with aspect over the rear courtyard garden.

Range of matching base, drawer and wall mounted units.

Roll edge laminate work surface housing a single drainer sink unit with a mixer tap over and a tiled splash back surround.

A further work surface houses a hob, built-in oven beneath and a stainless steel funnel hood extractor fan over also with a contrasting tiled splash back surround.

Radiator.

Staircase off to the first floor.

**Rear Entrance Lobby** - Double glazed rear entrance door.

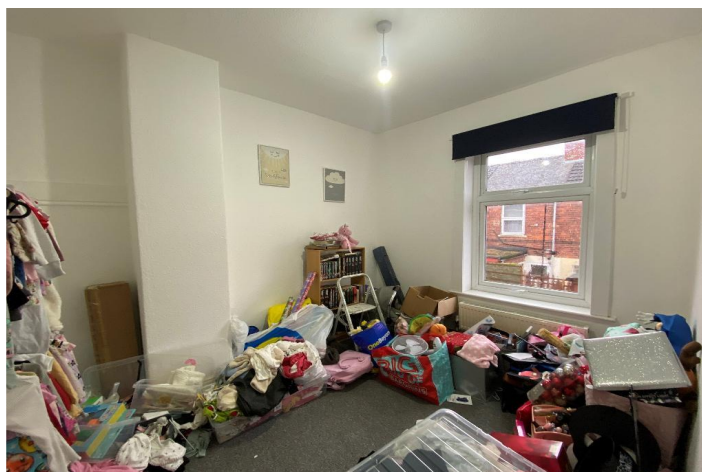
**Bathroom** - White 3-piece suite comprising of a panel bath, matching pedestal wash hand basin and low flush W.C.

There is a shower attachment over the bath and a fixed the shower screen.

Double glazed opaque window.

Radiator.

### First Floor



**Bedroom One - 10' 7" x 9' 1" (3.25m x 2.79m)** Extremes to extremes.  
Double glazed window with aspect over the front garden area.  
Radiator.

**Bedroom Two - 10' 10" x 8' 10" (3.32m x 2.7m)** Extremes to extremes.  
Double glazed safety window with aspect over the rear courtyard garden.  
Radiator.

**Exterior**

**Rear Courtyard Garden -** To the rear is a courtyard garden.

**Council tax band:** A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.