



2 Bed Terraced House

£110,000



Airmyn Ave, Hull, HU3 6UD

This is a perfect opportunity to acquire a traditional mid terrace house which is ideally located within a highly sought after residential area.

The property has been priced realistically to effect a quick sale therefore investors or first time buyers shouldn't hesitate to book an early viewing to avoid disappointment.

The internal accommodation is arranged to 2 floors and briefly comprises of an entrance porch leading through to an entrance vestibule, bay windowed lounge, separate dining room and modern fitted kitchen. To the first floor, there are 2 bedrooms, one with the benefit of full width fitted wardrobes thus creating ample hanging and storage space and a bathroom with a matching 3 piece suite, shower over the bath and contrasting tiled surround.

Outside to the rear the garden has a raised decking patio/seating area. The garden is also laid for ease of maintenance and enclosed with high level timber perimeter fences thus creating a degree of privacy to the garden. To the front of the property the garden has been laid for ease of maintenance and further to create an off road parking space or hard standing area.

Key Features

REALISTICALLY PRICED FOR QUICK SALE

LOUNGE AND SEPARATE DINING ROOM

2 BEDROOMS

DOUBLE GLAZING

MUST BE VIEWED

Location

Airmyn Avenue is ideally located for all amenities much needed for day-to-day living.

There are busy local independent traders close by. However, there is a busy retail park which is quite literally around the corner!

Regular public transport connections provide easy access to the city centre and surrounding areas.

Other amenities to include a health centre, post office and library and access to the MKM stadium Hull's Royal Infirmary.

Property Description

Ground Floor

Entrance - Double glazed front entrance door with matching side screen and over head screen windows leading through to an entrance porch and further to a part glazed entrance door leading through to the entrance vestibule/cloaks area.

Entrance Vestibule - Staircase off to the first floor.

Lounge - 15' 4" x 12' 0" (4.7m x 3.68m) Extremes to extremes.

Double glazed 3/4 bay window with aspect over the front garden area.

Wall mounted gas fire.

Multi paned glazed partition screen window.

Under stairs meter/storage cupboard.

Dining Room - 15' 2" x 8' 11" (4.64m x 2.73m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Wall mounted gas fire.

Built in storage cupboard with overhead storage unit.

Kitchen - 11' 0" x 7' 1" (3.36m x 2.17m) Extremes to extremes.

Dual aspect double glazed windows looking out over the rear patio and garden area.

Range of matching base, drawer and wall mounted units with brushed steel effect handle detail.

Coordinating roll edged laminate work surface houses a single drainer sink unit with a mixer tap over and a tiled splash back surround.

Space for a cooker.

Space for upright fridge/freezer.

Part glazed rear entrance door.

First Floor

Landing - Loft hatch through to the roof void.

Ventilator for the condenser unit within the loft.



Bedroom One - 12' 9" x 10' 0" (3.9m x 3.07m) Extremes to extremes from the front of the fitted wardrobes plus a deep recess.

Double glazed 3/4 bay window with aspect over the front garden area and a further double glazed window adjacent. Built in wardrobes with shelves and hanging space.

Matching overhead storage units.

Built in single storage cupboard.



Bedroom Two - 11' 8" x 6' 11" (3.58m x 2.12m) Extremes to extremes to the front of the fitted wardrobes.

Double glazed window with aspect over the rear garden area.

Range of fitted wardrobes with shelves, hanging space and storage units.

Low level and built in and matching drawer unit.

Coving.



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

Triton electric shower over the bath.

Tiled splash back surround.

Double glazed opaque window.

Wall mounted extractor fan.

Wall mounted heater.



Exterior

Rear Garden - Outside to the rear is a paved patio/seating area also inset to the rear boundary is a raised decking patio with a low level spindle rail enclosure.

A gardener's shed is inset to the perimeter.

The garden is also laid to lawn and enclosed with timber perimeter fences.

To the rear is a high level walled boundary with timber access gate.

External water supply.

Potential for a garage.

Front Garden - The front garden has been laid for ease of maintenance and further to create an off road parking space or hard standing area.



Council tax band: A

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.