



28A Ryde Avenue

, Hull, HU5 1QA

Offers in the region of £100,000



Well presented, end of terrace property, situated in a popular residential location to the north of Hull City Centre. Located just off Beverley Road, the property benefits from close proximity to Hull University, a range of good schools and shops, plus excellent transport links.

With gas central heating and UPVC double glazing, the property briefly comprises; to the ground floor, open lounge with stairs to first floor, breakfast kitchen and cloakroom. To the first floor is a central landing, spacious double bedroom to the front with large storage cupboard, second bedroom to the rear and the modern house bathroom with three-piece suite.

Externally, the property has low maintenance front and rear gardens and parking provided beyond the rear garden.

An ideal starter home or investment opportunity, early viewing comes highly recommended and can be arranged via our office.



Ground Floor

Lounge 13'8" x 10'1" (4.19m x 3.08m)

Access to the front via a uPVC, double glazed door with arched/decorative glazed panel into a well proportioned lounge area with single flight stairs leading to the first floor. A generous bay window ensures the space is naturally light. Oak effect laminate flooring. Radiator.

Kitchen/Breakfast Room 10'6" x 10'3" (3.21m x 3.13m)

Fitted with a range of base and wall mounted units, solid wood work surfaces and breakfast bar, inset four-ring gas hob with extractor over, composite sink and drainer and plumbing for automatic washing machine. With UPVC double glazed window, UPVC door to the garden, storage cupboard, vinyl flooring and radiator.

WC

With UPVC double glazed window to the rear. Fitted with a two piece suite in white, comprising low level WC and sink. With vinyl flooring and radiator.

First Floor

Central Landing

With access to all first floor rooms.

Bedroom One 10'3" x 10'2" (3.13m x 3.11m)

A well proportioned, front facing double bedroom with the benefit of a double, integral wardrobe providing excellent storage. Double glazed window. Radiator.

Bedroom Two 10'4" x 6'11" (3.16m x 2.12m)

A generous, rear facing, single bedroom with a double glazed window. Radiator.

Bathroom 6'5" x 5'5" (1.96m x 1.67m)

Fitted with a modern suite in white, comprising, panelled bath with shower over, sink set upon vanity unit with storage and low level WC with concealed cistern.

With UPVC double glazed window to the rear and radiator.

Externally

To the front is a walled boundary with decorative railings and gate, stone steps lead to the front entrance door.

The rear is shingled for easy maintenance with a paved patio area and outside light, the rear garden is fenced to all sides with gated access to the parking space.

Council Tax Band

We have been advised the property is Council Tax band B, payable to Hull City Council.

ADDITIONAL INFORMATION

Tenure:

Freehold

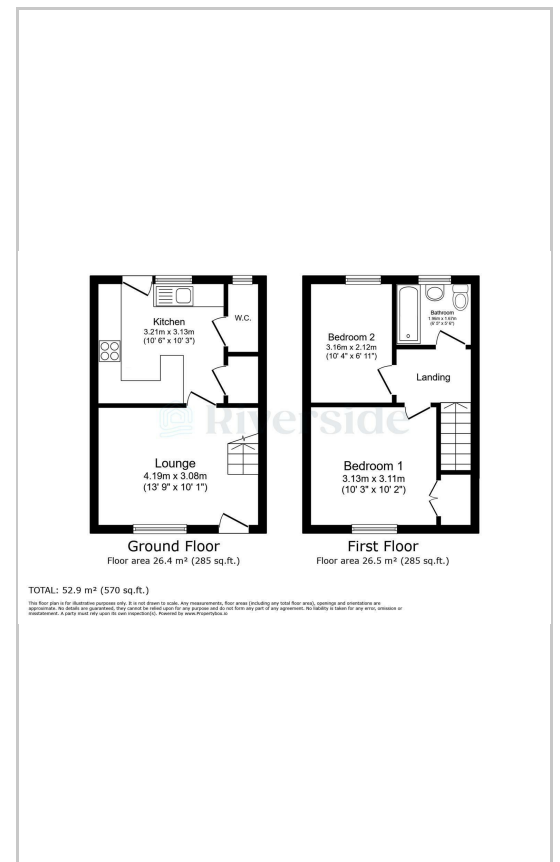
Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.

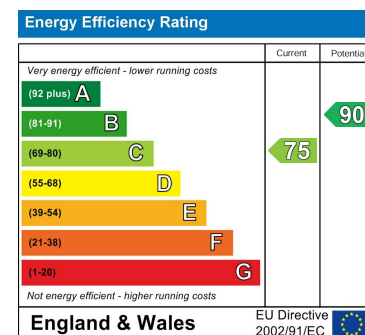
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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