



## Claremont Avenue, Selkirk St, Hull, HU5 3NT

This is a perfect opportunity to acquire a starter home or investment property.

The internal accommodation is arranged to 2 floors and briefly comprises of a bay windowed lounge, breakfast kitchen and bathroom.

To the first floor there are 2 bedrooms.

Outside to the rear is a courtyard garden.

Additionally, the property further benefits from a gas central heating system and double glazing throughout.

Realistically priced to effect an early sale!

## Key Features

FIRST TIME BUYERS OR INVESTORS

REALISTICALLY PRICED FOR EARLY SALE

DON'T MISS OUT

GOOD CONDITION & MOVE IN TO READY

GAS CENTRAL HEATING SYSTEM

DOUBLE GLAZING

MUST BE VIEWED

## Location

The property is situated in a residential villa just off Selkirk Street. The area is highly popular and well served with a wealth of local amenities to include good shopping centres, a post office, library and health centre.

There is easy access to the MKM stadium and Hull Royal Infirmary together with the Hull University as they are all just a short walk or commute from the property.

Regular public transport links create easy access to the city centre and surrounding areas.

For those wishing to spend quality leisure time with friends and family the area has many busy, vibrant cafe bars and family restaurants to choose from.



## Property Description

### Ground Floor

**Entrance** - Part glazed front entrance door leads through to the lounge.

**Lounge** - 12' 2" x 12' 1" (3.71m x 3.69m) Extremes to extremes.

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

Rustic brick open niche to the chimney breast and recesses either side of the chimney breast.

Mid level dado rail.

Radiator.

Laminate flooring.



**Kitchen** - 18' 2" x 12' 0" (5.55m x 3.67m) Extremes to extremes.

L-shaped.

Double glazed window with aspect over the rear courtyard area.

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

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

Plumbing for automatic washing machine.

Space for tumble dryer.

Space for upright fridge/freezer.

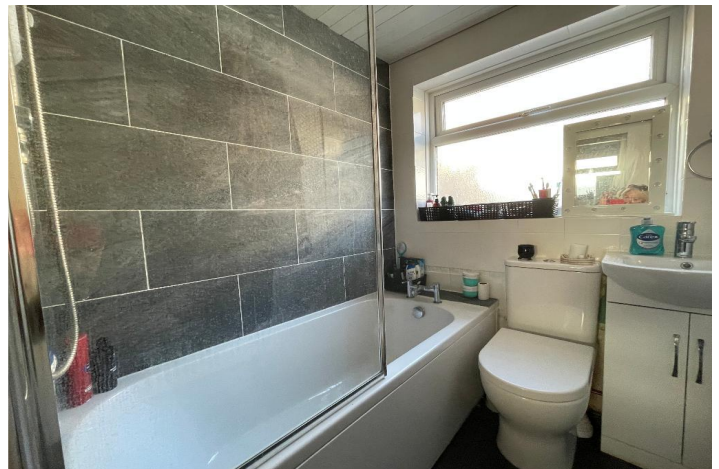
Niche for cooker.

Space for dining table.

Radiators.

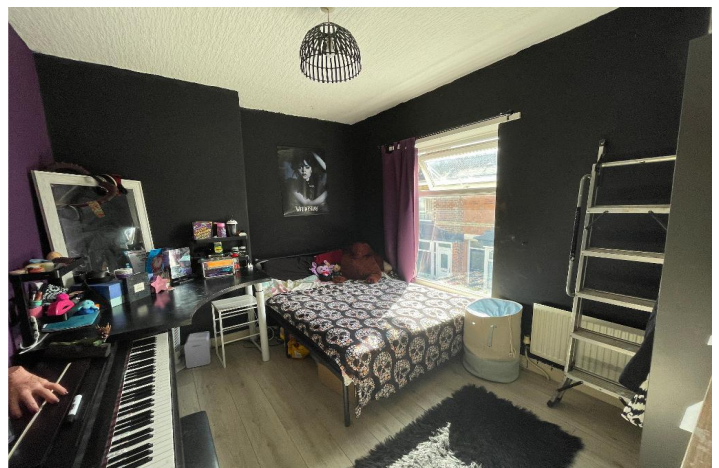
Ceramic tiled flooring.

Part glazed rear entrance door.



**Inner Lobby** - Cupboard housing the gas central heating boiler.

**Bathroom** - White 3 Piece suite comprising of a panelled bath, built in vanity wash hand basin and low flush W.C.



Electric shower over the bath with chrome effect flexi shower and rain water shower head.  
Contrasting tiled surround.  
Double glazed opaque window.  
Radiator.

## First Floor

**Bedroom One - 12' 3" x 9' 1" (3.75m x 2.79m)** Extremes to extremes.  
Double glazed window with aspect over the front garden area.  
Radiator.  
Laminate flooring.



**Bedroom Two - 9' 2" x 9' 8" (2.8m x 2.97m)** Extremes to extremes.  
Double glazed window with aspect over the rear of the property.  
High level storage shelving and open display shelving.  
Radiator.  
Laminate flooring.

## Exterior

**Rear Courtyard** - Outside to the rear is a walled courtyard area with a high level timber access gate.



**Front Garden** - The front garden area has been laid with fine stone chippings and pavers for ease of maintenance. Enclosed with a low level brick and block boundary and perimeter wall and wrought iron access gate.

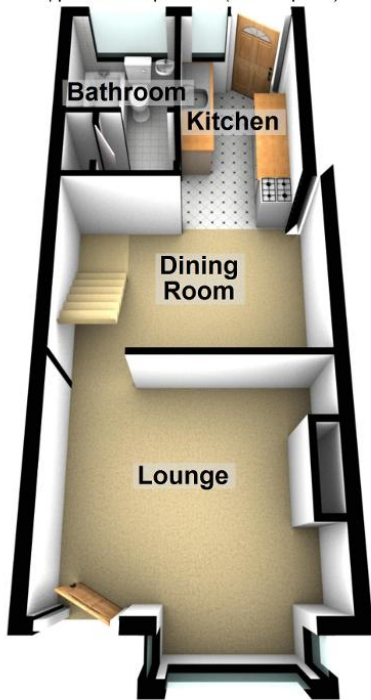
## Council tax band: A

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.



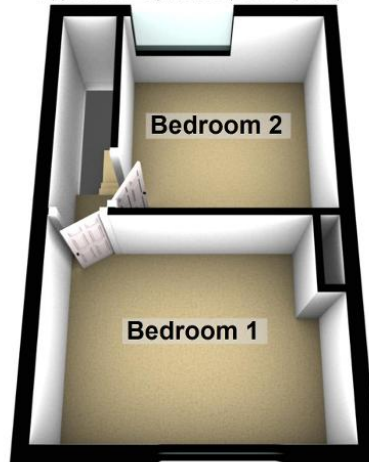
### Ground Floor

Approx. 32.2 sq. metres (346.6 sq. feet)



### First Floor

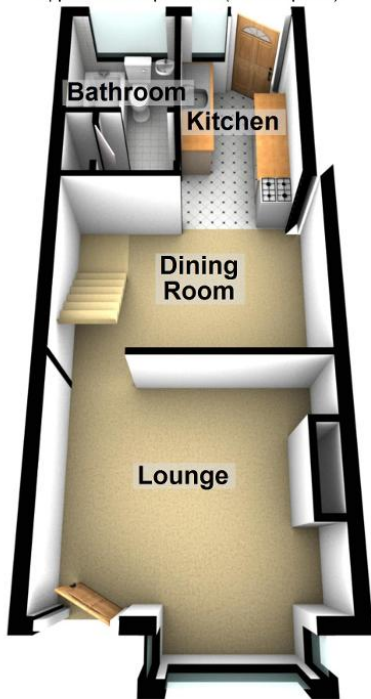
Approx. 21.5 sq. metres (231.2 sq. feet)



Total area: approx. 53.7 sq. metres (577.8 sq. feet)

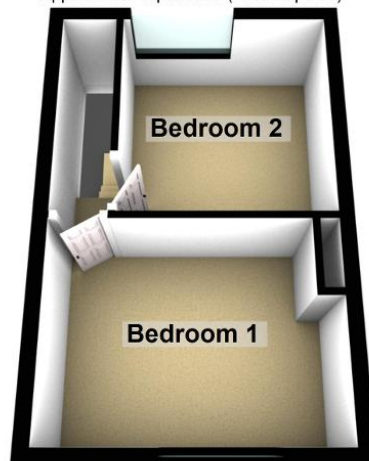
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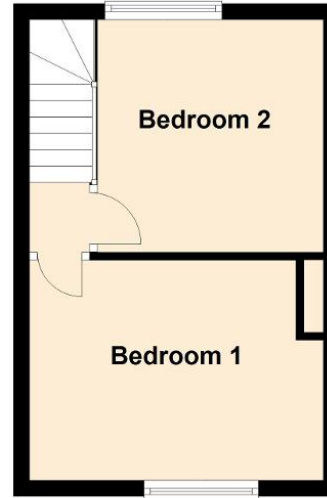
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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