21 25th Avenue

Hull

HU6 8EX

Guide Price £110,000

NO CHAIN INVOLVED! Viewing is highly recommended to appreciate this refurbished 2 Bedroom middle house benefiting from gas central heating and uPVC double glazing. Briefly, the accommodation includes Entrance Hall, Lounge, brand new fitted Kitchen, on the first floor there are 2 Bedrooms, Bathroom/WC and outside there is off-street parking with block paved and gravelled area and garden to the rear. The property is freshly decorated throughout and includes new floor coverings and carpets and will suit the first time buyer, small family or investor. Situated in this convenient area.

Property Features

- Middle House
- 2 Bedrooms
- Gas Central Heating/Double Glazing
- Recently Refurbished
- Freshly Decorated
- Brand New Carpets & Floor Coverings
- Off-Street Parking
- No Chain Involved

Full Description

LOCATION
The property is conveniently situated close to local amenities including shops, public transport, schools and good travelling distance for Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
With entry door, single central heating radiator, staircase leading to the first floor and uPVC double glazed window which overlooks the side.

LOUNGE
12' 7" x 13' 6" (3.84m x 4.11m)

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

FITTED KITCHEN
15' 11" x 11' 11" (4.85m x 3.63m)
With resin single sink with drainer and mixer tap, fitted base and wall-mounted units, worktop surface areas with tiled surrounds, extractor, uPVC double glazed window which overlooks the rear, wall-mounted boiler serving central heating and hot water, built-in under oven and hob, under-stairs storage cupboard, plumbing for automatic washing machine, cornice to the ceiling and entry door leading to the rear garden.

FIRST FLOOR

LANDING
With access to the roof void area.

BEDROOM 1
14' 10" x 9' 11" (4.52m x 3.02m)
With uPVC double glazed window which overlooks the front, two built-in cupboards and single central heating radiator.

BEDROOM 2
10' 2" x 8' 9" (3.1m x 2.67m)
With uPVC double glazed window which overlooks the rear and single central heating radiator.

BATHROOM
5' 3" x 7' 10" (1.6m x 2.39m)

Full Description

With panelled bath and mixer tap, separate shower over and screen, vanity wash hand basin with mixer tap, low level WC, tiled flooring, fully tiled walls, single central heating radiator, uPVC double glazed window which overlooks the side.

OUTSIDE
To the front of the property there is off-street parking which is partly block paved and pebbled with fencing and hedging on perimeters and to the rear there is a garden with lawn, paved area, fencing on perimeters and gate leading to side pedestrian access shared with adjoining property.

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.
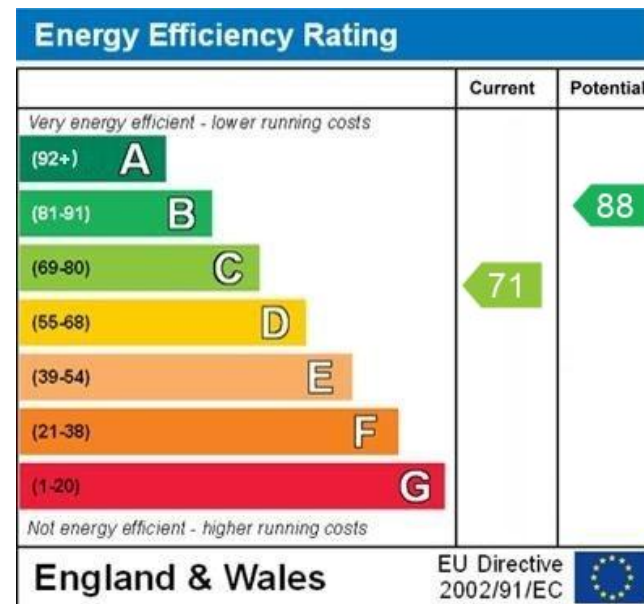
NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT

Monday to Friday 9am to 5pm
Saturday 10am to 1pm.

Kitchen

Lounge

Bedroom 2

Bathroom

Bedroom 1

All measurements are approximate and for display purposes only

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92+) **A**			
(81-91) **B**			88
(69-80) **C**			
(55-68) **D**		71	
(39-54) **E**			
(21-38) **F**			
(1-20) **G**			
Not energy efficient - higher running costs			

England & Wales

EU Directive
2002/91/EC

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