

2 Bedroom Terraced House

De La Pole Avenue, Hull, HU3 6RJ

£94,950



- STARTER HOME OR INVESTMENT PROPERTY • BAY WINDOWED LOUNGE • MODERN KITCHEN •
- 2 GOOD SIZED BEDROOMS • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING • NO CHAIN INVOLVED • MUST BE VIEWED





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If you are looking for a super smart investment starter home or investment property this semi-detached house will be perfect for you. The property is arranged to 2 floors with a modern tasteful stylish finish.

The internal accommodation briefly comprises of an entrance vestibule/cloaks area which leads through to a pleasant bay windowed lounge and further through to an attractive modern fitted kitchen with tasteful coordinating fixtures and fittings. There are also integrated appliances within the kitchen. The bathroom has a white 3 piece suite with soft contrasting tiled surround and to the first floor there are 2 good sized bedrooms. Outside to the rear there is a walled courtyard area and the property further benefits from a gas central heating system and double glazing.

This lovely property is offered with vacant possession on completion and with no chain involved.

Must be viewed!

Location

De La Pole Avenue is ideally located just off Spring Bank West with the host of local amenities nearby. Local shopping centres are close by for a quick shop however, there are busy retail parks nearby for a more extensive shopping experience. Regular public transport connections provide easy access to the city centre and surrounding areas. Lots of other amenities are close by including the Hull Royal Infirmary and the MKM stadium. Along the neighbouring Chanterlands Avenue there are many independent shops and supermarkets, a public library and there are many well visited restaurants & cafe bars to choose from.

Property Description

Ground Floor

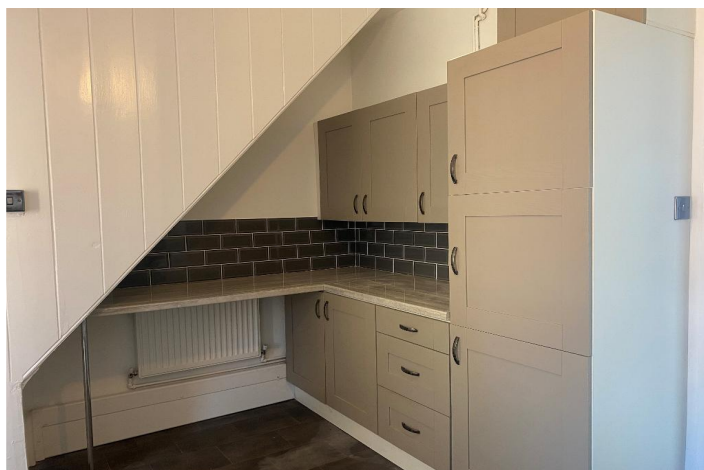
Entrance - Double glazed front entrance door with overhead screen window leads through to an entrance vestibule with radiator.

Lounge - 14' 7" x 12' 11" (4.47m x 3.96m) Extremes to extremes.
Double glazed bay window with aspect over the front forecourt area.
Modern log effect electric fire.
Radiator.

Breakfast Kitchen - 12' 10" x 9' 5" (3.93m x 2.88m)
Extremes to extremes.
Double glazed window with aspect over the rear courtyard garden.
Range of matching base, drawer and wall mounted units with a coordinating high gloss roll edged laminate work surface which houses a hob, built in double oven beneath and a stainless steel funnel hood extractor fan over all with a brick effect tiled splash back surround. A further work surface houses a single drainer sink unit with a mixer tap over also with a brick effect tiled splash back surround.
Plumbing for automatic washing machine.
Built-in and matching breakfast bar.
Space for upright fridge/freezer.
Radiator.
Staircase off to the first floor..

Rear Entrance Lobby - Double glazed rear entrance door.
Built-in cupboard housing the gas central heating boiler.

Bathroom - White 3-piece suite comprising of a panel



bath with a chrome effect shower attachment and fixed shower screen, pedestal wash hand basin and low flush W.C. all with contrasting tiled splash back surround.
Double glazed opaque window.
Radiator.

First Floor

Landing - Wall mounted radiator.
Loft hatch through to the roof void.

Bedroom One - 13' 1" x 13' 1" (4.01m x 4m) Extremes to extremes.
Double glazed bay window with aspect over the front forecourt area.
Radiator.

Bedroom Two - 11' 2" x 10' 0" (3.41m x 3.05m) Extremes to extremes.
Double glazed window with aspect over the rear courtyard garden.
Radiator.

Exterior

Rear Courtyard Garden - Rear courtyard area which has been laid for ease of maintenance and further to create a patio/seating area with a high level gate providing access to the rear.

Front Forecourt - The front forecourt area has a brick boundary wall with wrought iron rail detail and matching access gate.

Council tax band: A

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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