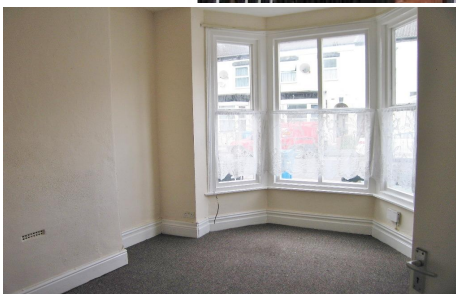


3 Bedroom House for Sale - £122,500

De Grey Street, Hull, HU5 2RU



KEY FEATURES:

- A SUPERB REFURBISHED PROPERTY • DECEPTIVELY SPACIOUS THROUGHOUT • SPACIOUS LOUNGE & REAR SITTING ROOM • SPACIOUS BREAKFAST KITCHEN • SMALL UTILITY AREA LEADS OFF KITCHEN • THREE BEDROOMS & FAMILY BATHROOM • GAS CENTRAL HEATING SYSTEM

Description

A superb refurbished property deceptively spacious throughout with lovely original features to both levels. The accommodation briefly comprises:

Entrance hall.

Spacious bay windowed lounge & Rear sitting room/dining room

Spacious breakfast kitchen with a range of high gloss units and coordinating fixtures and fittings

A small utility area leads off

First Floor

Three sizeable bedrooms

Newly refurbished bathroom with a white 3-piece suite and shower

The property also benefits from a gas central heating system



Location

Ideally located off Newland Avenue. The area is highly sought after and well known for its wealth of amenities - all within a convenient proximity to the property.

There are schools, colleges and academies nearby - also the University of Hull is within walking distance. Public transport links provide easy access to Hull city centre and the surrounding areas.

For those who enjoy nightlife and socialising with friends there are many well visited, multi cultural cafe bars and restaurants, stretching along Newland Avenue, right through to the ever popular Princes Avenue

Ground Floor

Entrance - Part glazed front entrance door with overhead screen window leading through to the entrance hall.

Entrance Hall - Dado rail. Arched corbels. Cornice. Ceiling rose. Understairs cloaks recess and meter cupboard. Spindle staircase off to the first floor. Door through to the bay windowed lounge.

Lounge - 14' 11" x 10' 5" (4.57m x 3.19m) to extremes x to extremes
Deep bay window with aspect out over the front forecourt area.
Radiator

Rear Sitting or Dining Room - 11' 11" x 8' 5" (3.65m x 2.59m) to extremes x to extremes
Window with aspect over the rear courtyard area. Radiator. Ceiling rose. Cornice.

Breakfast Kitchen - 13' 8" x 8' 11" (4.17m x 2.74m) to extremes x to extremes
Multi pane window with aspect over the rear courtyard area. Range of matching high gloss base, drawer and wall mounted units with stainless steel effect handled detail. Contrasting tiled splash back surround. Built in single drainer sink unit. Built in storage cupboard. Tiled effect laminate flooring. Door through to a utility area.

Utility Area - 8' 11" x 4' 11" (2.74m x 1.52m) to extremes x to extremes
Wall mounted gas central heating boiler. Glazed opaque window. Plumbing for automatic washing machine. Space for fridge freezer. Extractor fan.



Upper Ground Floor

Split level landing - Spindle rail enclosure. Door through to:

Bedroom 3 - 12' 7" x 7' 7" (3.86m x 2.34m) to extremes x plus door access
Multi pane window with aspect over the rear courtyard area. Built in double robe. Radiator.

First Floor

Bedroom 1 - 12' 11" x 11' 11" (3.96m x 3.65m) plus recess x to extremes
Twin multi pane windows with aspect over the front forecourt area.
Period fireplace with canopied open grate and tiled insert and hearth.
Radiator.

Bedroom 2 - 11' 11" x 7' 4" (3.65m x 2.26m) to extremes x plus recess
Multi pane window with aspect over the rear courtyard area. Built in storage cupboard. Radiator.

Bathroom - White 3-piece suite comprising of a panel bath. Pedestal wash hand basin. Low flush suite WC. Contrasting tiled splash back surround. 'Essentials' shower over the bath. Glazed opaque sash window. Extractor fan. Radiator.

Disclaimer

MONEY LAUNDERING REGULATIONS 2003: 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	49
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	42
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	