

Home Estates Ltd



2 Bedroom Terraced House for Sale - £110,000

Newstead Street, Hull, HU5 3NB



KEY FEATURES:

- SUPERB TRADITIONAL MID TERRACE HOUSE • BRIGHT AND SPACIOUS THROUGH LOUNGE • FITTED KITCHEN • SPACIOUS AESTHETICALLY PLEASING BEDROOMS • SPACIOUS BATHROOM WITH WHITE SUITE • REAR COURTYARD GARDEN • GAS CENTRAL HEATING & DOUBLE GLAZING • NO CHAIN INVOLVED

Description

Home Estates are pleased to offer to the market this super smart traditional bay fronted mid-terrace house which is perfectly located in a highly popular residential area just off Chanterlands Avenue. The internal accommodation is arranged to two floors and briefly comprises of an Entrance Hall, which extends through to a pleasant, bright and spacious through lounge with a dining area. Leading through from the lounge there is a fitted kitchen and to the first floor there are two double bedrooms and a spacious bathroom with a three piece suite, shower over the bath and contrasting tiled surround. Outside to the rear is a courtyard garden with well stocked flower bed inset to the perimeter, additionally this appealing property further benefits from a gas central heating system and double glazing. Internal viewing is highly recommended and essential in order to appreciate the size and standard of the accommodation on offer. The property is also offered with vacant possession on completion and no chain involved.

Location

The area is well served with a wealth of local amenities, there are local independent traders along the nearby Chanterlands Avenue. Other amenities include a library, doctors surgery and good public transport links in and out of the city. For those who enjoy socialising with friends there are many busy, vibrant, well visited café bars and restaurants along Chanterlands Avenue and the neighbouring Princes Avenue. Highly sought after schools, colleges and academies are all easy accessed as is the University of Hull.

Ground Floor

Entrance Door - Double glazed Front Entrance Door leads through to the Entrance Hall:

Entrance Hall - Where there is a spindle staircase off to the first floor, dado rail, cornice, arched corbels, radiator and ceramic tiled flooring. Extending through from the Entrance Hall is a dual aspect Bay windowed Through Lounge with a dining area.

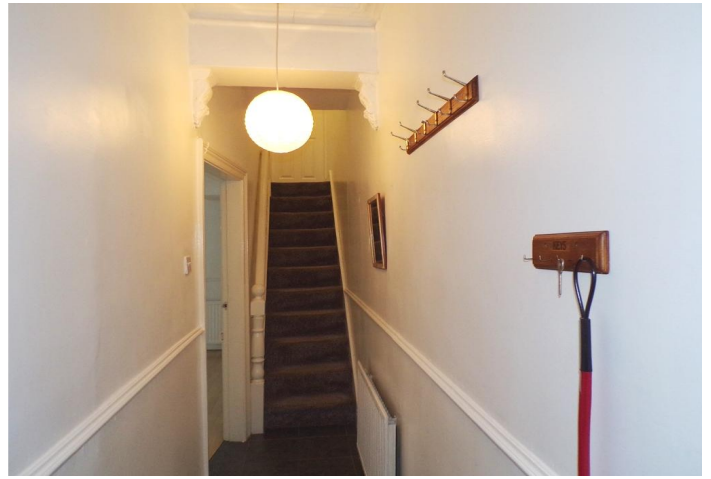
Bay Windowed Through Lounge/Dining Area - 25' 9" x 10' 8" (7.86m x 3.26m) To extremes x To extremes

Double glazed Bay window with aspect over the front forecourt area. Feature fireplace with over mantle and marble effect hearth. A further Double glazed window to the Dining Area looks out over the rear Courtyard garden. Dado rail, radiators and partial laminate flooring. Under stairs Cloaks recess/meter cupboard. Door through to the Kitchen:

Kitchen - 9' 6" x 7' 11" (2.92m x 2.43m) To extremes x To extremes
Double glazed window with aspect over the rear Courtyard area. Range of matching base, drawer and wall mounted units with a matching glazed display cabinet and open display shelving. Roll edge laminate work surface housing a single drainer sink unit with a mixer tap over and a contrasting tiled splash back surround. Plumbing for automatic washing machine, space for upright fridge/freezer. Radiator, double glazed Rear Entrance Door, ceramic tiled flooring.

First Floor

First Floor Landing - With spindle rail enclosure and is split level. Door through to Bedroom One:



Bedroom One - 13' 10" x 10' 11" (4.23m x 3.35m) To extremes x To extremes

Double glazed window with aspect over the front forecourt area. Built in storage recess, radiator and coving.

Bedroom Two - 11' 11" x 8' 4" (3.65m x 2.56m) To extremes x To extremes

Double glazed window with aspect over the rear Courtyard garden. Wall mounted Gas central heating boiler, recessed storage space with shelving and radiator.

Bathroom - Is accessed from the landing and has a white 3-piece suite comprising of a panel bath, pedestal wash hand basin and low flush WC. There is a shower over the bath with a contrasting tiled surround. Double glazed opaque window, chrome fittings to the sanitary ware, extractor fan and radiator.



Exterior

Rear Garden - Outside to the rear the garden has been laid for ease of maintenance and further to create a Patio/Seating area with well stocked flower and shrub borders all enclosed with a high level brick perimeter and boundary wall. There is a high level timber gate which leads out to the main street area.

Additional Information

Double glazing and Gas central heating system
Offered with vacant possession on completion and no chain involved.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		