





The Property Specialists

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19 Alderidge Avenue, Kingston Upon Hull HU5 4EG
£245,000

- Semi-detached house
- Cul-de-sac location
- No onward chain
- In excess of 1100 square feet
- Three receptions
- Three bedrooms
- Good sized garden
- Shared driveway and single garage with electric door
- So much potential on offer
- EPC Rating: Awaited. Council Tax Band: C

This imposing, bay fronted semi-detached family home is located in one of the area's most sought after locations and presented to the market with no onward chain. Having been home to the current owners for over 50 years, this property now seeks its new owners to embrace living in the house and to mould it to their requirements with cosmetic modernisation.

With accommodation in excess of 1100 square feet, the property enjoys Entrance Hallway with WC, three Receptions and Kitchen. To the first floor there are three Bedrooms and Shower Room with separate WC.

A shared driveway leads down to the single garage which enjoys electric door. The garden is of good proportions and enjoys a good degree of privacy. Viewing is a must to fully see the potential which is on offer and to appreciate what a great family home this can be.

LOCATION

Allderidge Avenue is located off Chanterlands Avenue, which is accessed from Cottingham Road and Bricknell Avenue. Ideally located for access to the University, commuting to the village of Cottingham and to Beverley and Hull city centre, which lies approximately 2.5 miles from the property.

Situated in East Yorkshire, on the banks of the Humber Estuary, Hull is a city boasting superb culture, attractions, industry and transport, all of which make it a fantastic place to call home. The historic Old Town and scenic waterfront have long attracted artists and poets, and now people flock to enjoy the eclectic shopping, vibrant nightlife, and rich culture of this dynamic city. Hull University is popular with both UK and overseas students. The Avenues which surround the University have such a cosmopolitan vibe with art, great restaurants and café bars. The M62 and Humber Bridge routes provide great commutability making it a popular place to live, with a main line railway station and two large bus companies serving the area and further afield.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

Glazed uPVC double French doors lead into:

SMALL ENTRANCE PORCH

Tiled floor and door leading into:

ENTRANCE HALLWAY

Staircase leading to the first floor accommodation and access to:

W.C.

Low level w.c. and pedestal wash hand basin.

LOUNGE

11'10" plus bay x 13'5" (3.61m plus bay x 4.09m)
uPVC double glazed walk-in bay window to the front elevation, fire surround with marble back and hearth having electric flame fire, shelving to chimney alcoves and TV aerial point.

DINING ROOM

13'9" decreasing to 12' x 13'5" (4.19m decreasing to 3.66m x 4.09m)
uPVC double glazed French door and side windows overlooking the rear garden, wall mounted gas fire and recessed base cupboard with floating shelves over.

BREAKFAST ROOM LEADING INTO KITHCEN

20'3" x 10' maximum (6.17m x 3.05m maximum)
uPVC double glazed window to the side elevation and uPVC double glazed patio doors leading out into the rear garden.

To the kitchen there are fitted base and wall units in oak with work surfaces and splashbacks, space and provision for cooking with extractor and sink unit, space and plumbing for a washing machine and space for under counter fridge and freezer.

FIRST FLOOR

LANDING

Access to loft.

LOFT AREA

Accessed via a pull door ladder with power and light laid on and a Valux roof window.

There are no regulations in place for this area.

BEDROOM 1

12' plus bay x 13' (3.66m plus bay x 3.96m)
uPVC double glazed walk-in bay window to the front elevation, two fitted double wardrobes providing hanging and storage facilities.

BEDROOM 2

13'4" x 11'9" (4.06m x 3.58m)
uPVC double glazed window to the rear elevation and fitted storage cupboard.

BEDROOM 3

8'8" x 6'4" (2.64m x 1.93m)
uPVC double glazed window to the front elevation.

SHOWER ROOM

9'9" x 5'1" (2.97m x 1.55m)
uPVC double glazed window to the rear elevation, walk-in shower, pedestal wash hand basin and linen cupboard.

SEPARATE W.C.

uPVC double glazed window to the side elevation and low level w.c.

OUTSIDE

To the front of the property there is off-street parking and a planted garden area with ornamental dwarf wall. A shared driveway leads down to the single garage.

GARAGE

21' x 9'1" (6.40m x 2.77m)
Of concrete and asbestos construction with electric roller door, power and light.

REAR GAREDEN

The rear garden is of good proportions featuring a patio leading down to a good size Astro Turf lawn with well stocked mature borders and offering a good degree of privacy.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).



VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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 contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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