

110 Marlborough Avenue, Hull, HU5 3JX

*GUIDE PRICE: **£265,000** (plus fees)



Description

A substantial five bedroomed detached period property which briefly comprises to the ground floor an entrance hallway, lounge, sitting room, breakfast room, kitchen, utility area and ground floor shower room/WC. To the first floor there are five bedrooms and a family bathroom.

Situation

Located in the popular Avenues Conservation Area and within easy reach of Hull City Centre and the University. The area enjoys excellent local facilities including a vibrant café culture with a host of good quality restaurants and bars, a good variety of shops, local schools and regular bus services.

Accommodation:

Ground Floor: Entrance Hall, Reception One, Reception Two, Breakfast Room, Kitchen and Shower Room/WC.

First Floor: Landing, Master Bedroom, Bedroom Two, Bedroom Three, Bedroom Four, Bedroom Five and Family Bathroom.

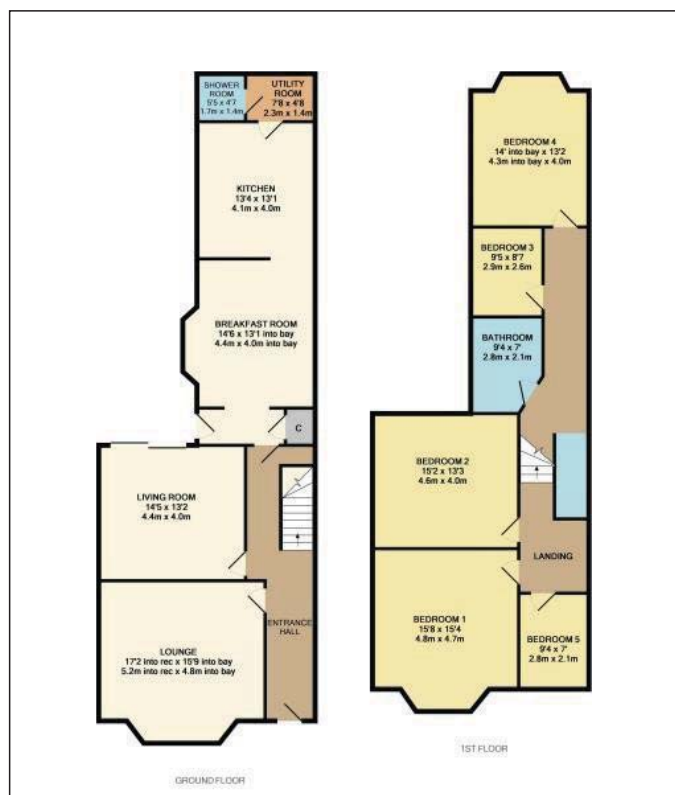
Outside: To the front of the property there is a block-paved driveway. To the rear there is a lawned garden and a brick garage.

Viewing

Strictly by appointment with Auction House Hull & East Yorkshire's Hessele office (01482) 644515.

Joint Agent

Dee Atkinson & Harrison
6 Hull Road, Hessele, East Yorkshire, HU13 0AH



Tenure: We understand the property to be freehold (subject to confirmation by the vendors' solicitors).

Services: All mains services are connected to the property. None of the services or installations have been tested.

Solicitors: Mr Geoffrey Davis, Sandersons Solicitors, 17/19 Parliament Street, Hull, HU1 2BH. Tel: (01482) 324662. Email: gdavis@sandersonssolicitors.co.uk

Energy Performance Certificate (EPC): Current Rating F(29).

Additional Fees

Administration Charge: The purchaser will be required to pay an administration charge of £600 (£500 plus VAT) in addition to the purchase price of the property.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.