



Bricknell Avenue,, Hull, HU5 4QQ

Offers Over £210,000



Platinum Collection

Bricknell Avenue,, Hull, HU5 4QQ

Situated on the sought-after area of Bricknell Avenue, Hull, this charming terrace house is a true gem, fully renovated and a credit to its current owners. With three well-proportioned bedrooms, extended fitted kitchen and a modern shower room, this property is perfect for families or those seeking a comfortable living space.

Upon entering, you are greeted by a welcoming entrance hall that leads into a spacious through lounge, complete with a dining area, ideal for entertaining guests or enjoying family meals. The extended fitted kitchen is a highlight, offering ample space for culinary pursuits, and is complemented by a convenient utility room with a W.C., enhancing the practicality of the home.

The first floor features a landing that provides access to the three bedrooms, and a shower room which has been tastefully designed, and a fixed staircase on the landing leads to a loft area with velux window. Outside, the property boasts both front and rear gardens, providing delightful outdoor spaces for relaxation or play. Additionally a garage accessible via a 10-foot entrance, adding to the convenience of this lovely home.

Situated in a popular location, this property is within close proximity to Bricknell Primary School, Kelvin Hall, and Wyke College, making it an excellent choice for families with children. This home combines modern living with a fantastic location, making it a must-see for anyone looking to settle in Hull. Don't miss the opportunity to make this beautifully renovated house your new home.



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Key Features

- An amazing Family HOME On Bricknell Avenue
- Conveniently located for Bricknell, Kelvin Hall Schools and Wyke College
- Entrance Hall, Through Lounge/Dining Area, Extended Fitted Kitchen
- Utility/Cloakroom, Landing, 3 Bedrooms, Loft Area, Shower room
- Gardens front & Rear, Garage via 10' Access
- Early Viewing Is A Must, Property Is A Credit to It's Current Owners
- EPC -



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	75
England & Wales	EU Directive 2002/91/EC	

BRICKNELL AVENUE

Bricknell Avenue is a popular residential area with the Avenues shopping and leisure area and the village of Cottingham and its many amenities just a short driving distance away. There are a number of local shops and Kelvin Hall School and Wyke College are in the immediate area. Good public transportation is available to the city centre, many parts of the city and the village of Cottingham.

GROUND FLOOR

ENTRANCE HALL

with double glazed entrance door, laminate flooring, understairs storage units and stairs to the first floor.

UTILITY/CLOAKROOM

5'6" x 5'4" (1.68m x 1.63m)

with a range of base and wall units, work surfaces, plumbing for automatic washing machine, space for dryer, tiled floor and w.c.

LOUNGE AREA

10'10" plus bay x 10'10" (3.30m plus bay x 3.30m)

with a double glazed angle bay window to the front elevation, feature fireplace display, laminate flooring and projector with sound system.

DINING AREA

11'1" x 10'10" (3.38m x 3.30m)

with panelling to walls, shelving, display focal point, laminate flooring and access to the:

EXTENDED DINING KITCHEN

14'8" x 14'7" (4.47m x 4.45m)

with a range of base and wall units, Quartz work surfaces, drawers, sink unit, island, gas hob, electric double oven, extractor hood, built in fridge freezer and dish washer, wine cooler, inset lights, large sky

light, splash back tiling, panelling to walls and patio sliding doors with windows to side leads to the rear garden.

FIRST FLOOR

LANDING

BEDROOM 1

13'7" x 9'0" from front of wardrobes (4.14m x 2.74m from front of wardrobes)

with double glazed angle bay window to the front elevation.

BEDROOM 2

10'11" x 8'6" with wardrobes (3.33m x 2.59m with wardrobes)

with double glazed window to the rear elevation, built in wardrobes, over cupboards and laminate flooring.

BEDROOM 3

8' x 6'1" (2.44m x 1.85m)

with double glazed window to the front elevation, and wood panelling to walls.

SHOWER ROOM

with a three piece white suite, comprising walk in shower, wash hand basin with storage beneath, w.c., heated towel rail, vinyl floor covering and double glazed window to the rear elevation.

LOFT AREA

13'4" x 10'8" (4.06m x 3.25m)

With velux window and storage to eaves.

OUTSIDE

Outside to the front of the property is slated front garden with brick walling and fencing forming boundary and gate. To the rear is a low maintenance

garden with artificial grass, porcelain paths and patio area, raise flower bed, fence forming boundary and gate. A garage is accessible via a rear 10'

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B. (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

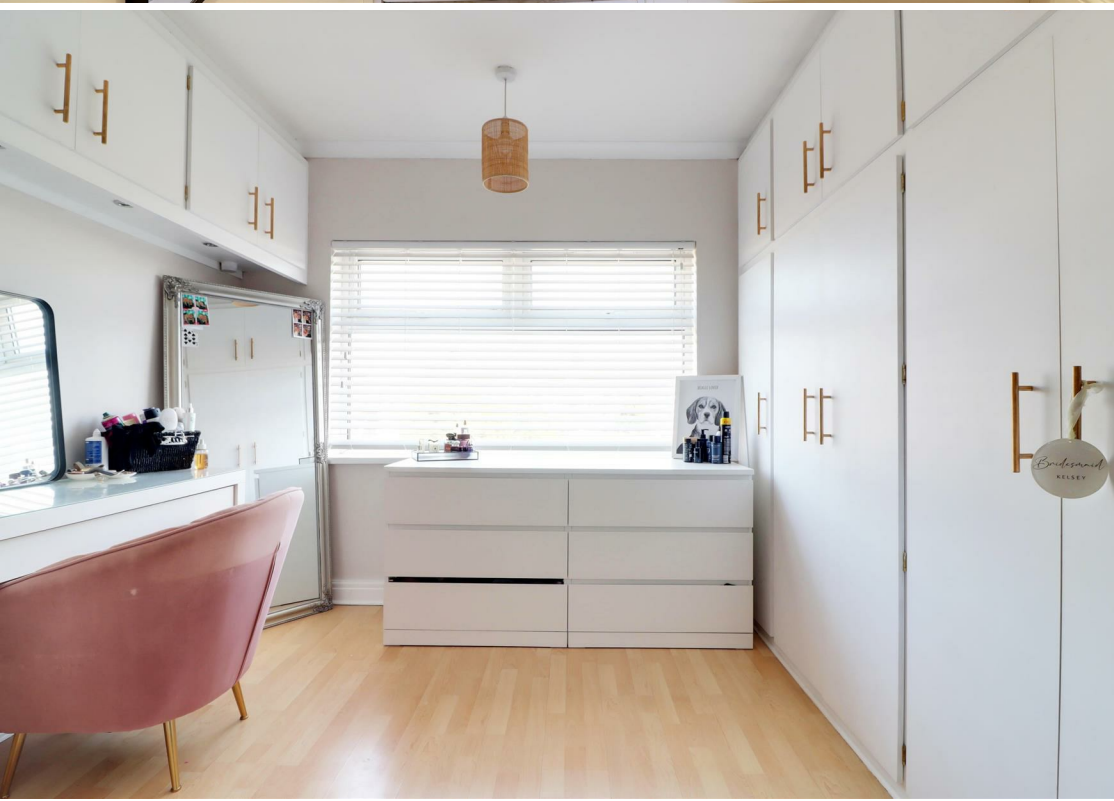
THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent



Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

AGENTS NOTES

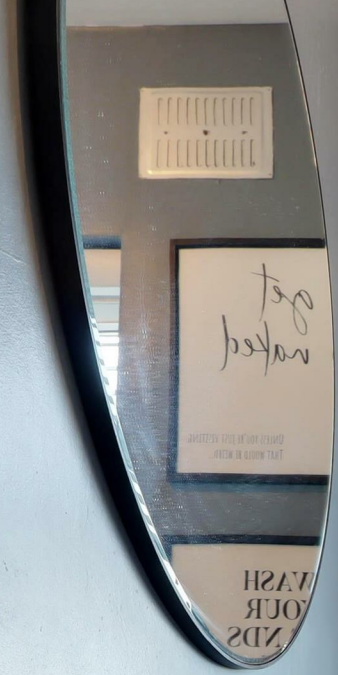
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to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

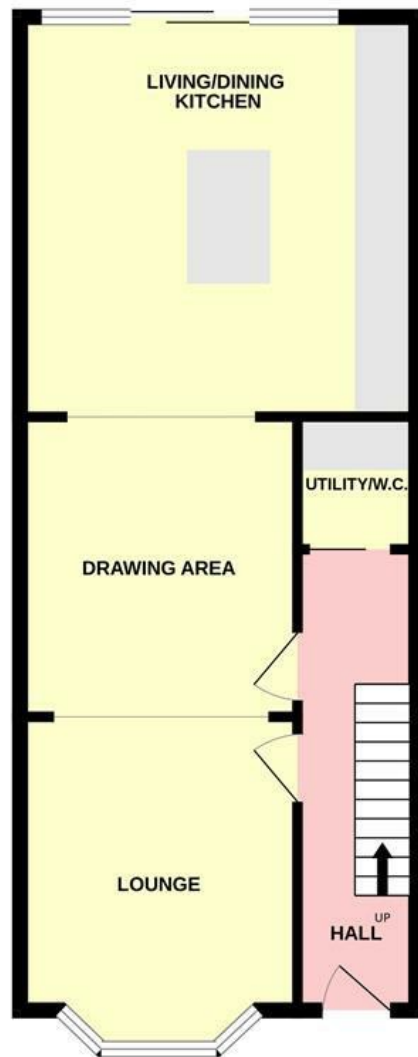
TENURE.

We understand that the property is Freehold.

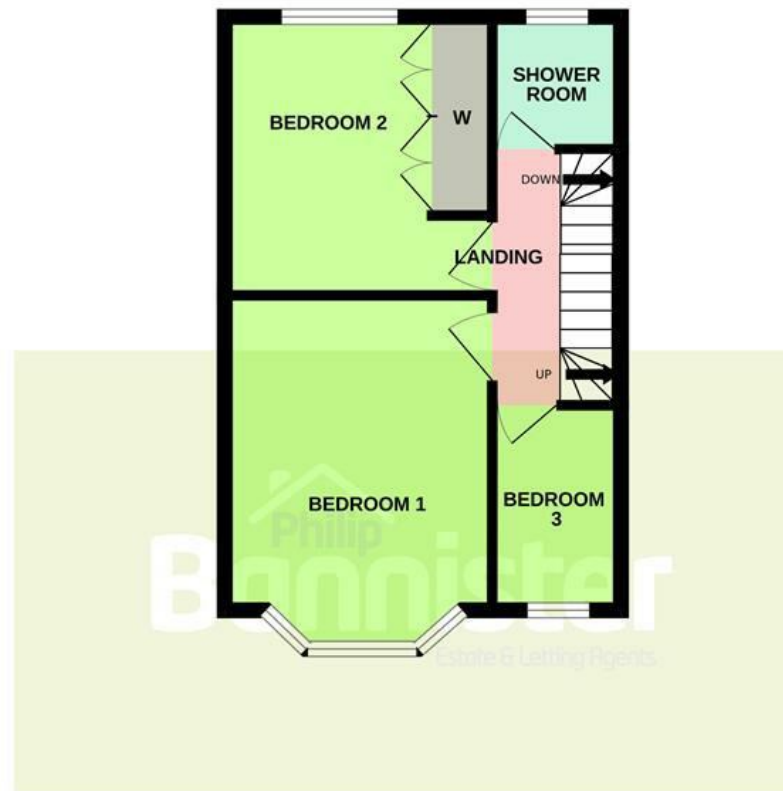




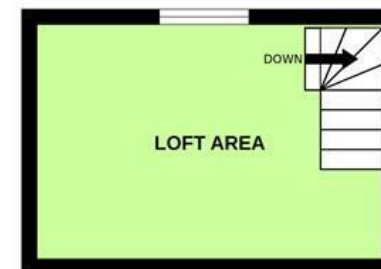
GROUND FLOOR



1ST FLOOR



2ND FLOOR





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