



## 13 Elm Avenue, Hull, HU8 8PS

£333,200

Welcome to Elm Avenue, Hull - a charming property nestled in the heart of Garden Village. This stunning house, built in 1910, boasts a rare opportunity to own a piece of history in a sought-after location.

As you step inside, you are greeted by two inviting reception rooms, upstairs are four double bedrooms. with a downstairs bathroom and upstairs shower room, this property offers ample space for a growing family or those who enjoy having extra room to spare.

One of the standout features of this property is the immaculate presentation throughout. From the moment you walk through the door, you will be impressed by the care and attention to detail that has been put into maintaining this beautiful home.

This property offers off street parking to the private driveway, accessed via double gates.

With a generous 1,561 sq ft of living space, this house provides a comfortable and welcoming environment for you to call home. Don't miss out on the opportunity to own this spacious four-bedroom property in a prime location. Contact us today to arrange a viewing!

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#### Ground floor

##### Entrance porch

With entrance door, carpet flooring and door to:

##### Hallway

With carpet flooring, radiator, stairs off and doors to:

##### Lounge

With bay window to the front, carpet flooring, radiator and log burning stove.

##### Sitting room

With window to the front, carpet flooring, radiator and cast iron fireplace.

##### Kitchen

Extensively fitted kitchen with window to the rear, solid wood flooring, radiator, range of wall & base units with contrasting work surface & tiling to splash backs, double electric oven, halogen hob, extractor hood, 1 1/4 sink unit with chrome mixer tap over, integrated dishwasher, large integrated fridge freezer, plumbing for automatic washing machine, space for dryer and wall mounted boiler within cupboard.

##### Bathroom

With window to the side, fully tiled walls & flooring, chrome heated towel rail, low flush w/c, vanity hand wash basin and P shaped bath with drench shower over.

##### Conservatory

With laminate flooring, radiator and French doors to rear.

##### Landing

With bay window to the side, carpet flooring and doors to:

##### Bedroom one

With bay window to the front, laminate flooring, radiator and fitted bedside storage.

##### Bedroom two

With window to the front, laminate flooring, radiator and fitted cupboard.

##### Bedroom three

With window to the rear, laminate flooring and radiator.

##### Bedroom four

With window to the rear, laminate flooring and radiator.

##### Shower room

With window to the side, fully tiled walls & flooring, chrome heated towel rail, wall mounted hand wash basin, low flush w/c and shower cubicle.

##### Exterior

To the front is a paved driveway accessed via double gate. To the rear is a fully enclosed garden

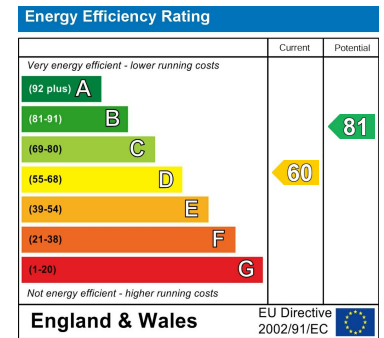
## Floor Plan



## Area Map



## Energy Efficiency Graph



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