

12 Beech Avenue, Hull, HU8 8QH

£170,000

Situated in the heart of the desirable Garden Village, Hull, this spacious terraced property offers over 1000 sq ft of living space and is being marketed with No Chain Involved, making it an ideal opportunity for those looking for a family home with potential! The ground floor comprises a welcoming hallway, lounge, dining room, kitchen, and wet room, while the first floor features three bedrooms and a family bathroom. The property also benefits from front and rear gardens. Although some modernisation is required, this home offers great potential to create a wonderful living space in a sought-after location!

Urban Property are pleased to present this three bedroom property, situated in the heart of the desirable Garden Village, this spacious terraced property offers over 1000 sq ft of living space, with no chain involved, making it an ideal family home. The property is in need of some modernisation, providing an excellent opportunity for buyers to put their own stamp on it.

Measurements and Floorplan to follow:

Ground Floor

Entrance via porch, which leads to a spacious hallway.

Hallway with under stairs cupboard, stairs lead to the first floor, radiator and leading to:

Dining room - 4.03m x 3.56m, with window to rear aspect. double doors to lounge and access to the kitchen.

Lounge - 3.39m x 3.56m with window to the front aspect, fireplace, carpet flooring.

Spacious Kitchen - 2.05m x 3.05m, open plan with fitted modern wall and base units, contrasting work surfaces, integrated oven and hob, stainless steel sink with mixer tap and door to rear lobby.

Rear lobby with door to the garden and access to:

Wet room

Modern wet room, with white low flush wc, wash basin, electric shower, tiled flooring and walls and wall mounted heater.

First Floor

Landing with carpet flooring and doors leading to:

Bedroom one - 4.02m x 3.43m with window to the front aspect.

Bedroom two - 3.39m x 3.54m with window to the rear aspect and fitted wardrobes.

Bedroom three - 2.69m x 2.46m with window to rear aspect.

Family Bathroom with window to the front aspect, tiled walls and three piece bathroom suite.

Exterior

Additional features include front and rear gardens, offering outdoor space for relaxation and recreation.

Thinking of moving? Contact us on 01482 226560 to arrange your free no obligation market appraisal. We are

your local, family run Estate Agents offering a personal, bespoke professional service at an unbeatable fee.

****Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. ****

Disclaimer

-None of the services, fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

-An EPC is held for this property and is available for inspection at the branch should you wish to view. It is also available online through the properties details on our website www.urbanpropertyhull.co.uk.

-To arrange a viewing for this property please contact Urban Property 01482 226560 350 Holderness Road Hull HU9 3DQ.

-If you require a Mortgage to purchase this or any other property, we offer a free Mortgage Consultation with an independent Mortgage Broker. Please ask for further details.

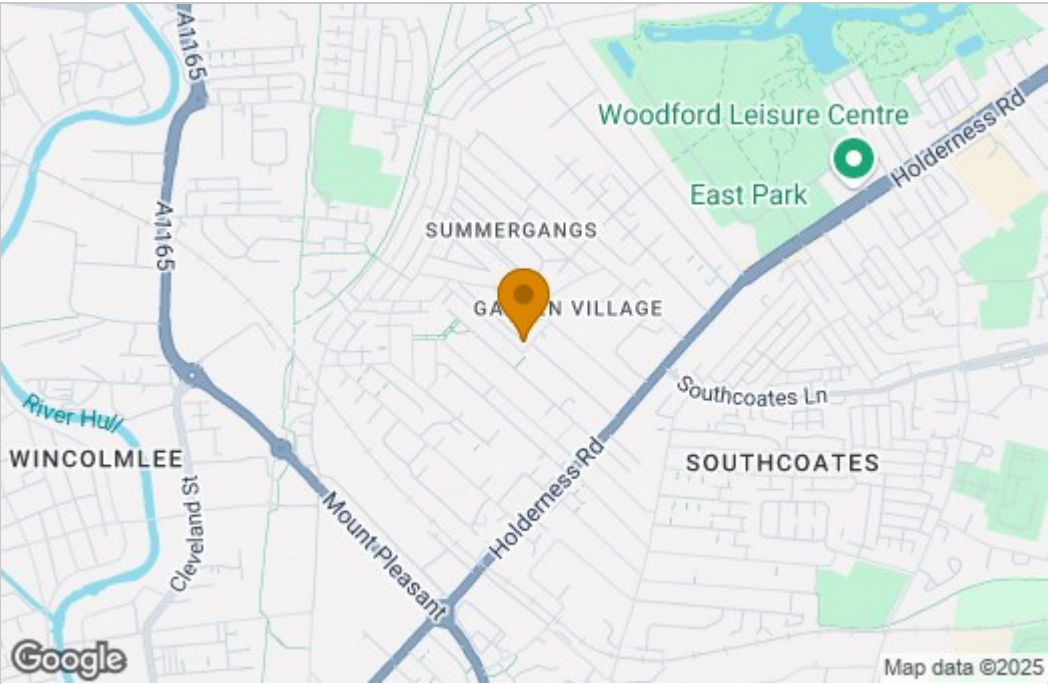
All mortgages are subject to status and valuation.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

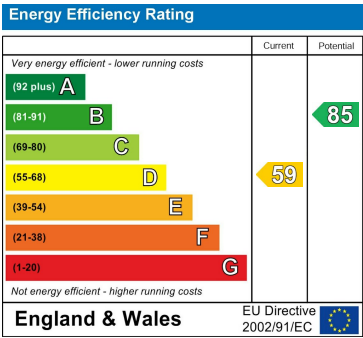
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.