



**24 Clapham Avenue, Hull, HU8 0QQ**

**£145,000**

This well-presented three-bedroom mid-terraced property offers an ideal family home, tucked away in a quiet cul-de-sac just off Ings Road. Conveniently located close to highly regarded schools and within walking distance of East Park, the property also benefits from gas central heating and double glazing throughout.

The accommodation briefly comprises an entrance hallway, spacious through lounge, fitted kitchen and a bright sun room to the ground floor. To the first floor are three well-proportioned bedrooms, a modern shower room and a separate W.C.

Externally, the property features an easy-to-maintain front garden with pathway to the entrance. To the rear is a fully enclosed garden, complete with patio area, artificial turf and pergola — perfect for outdoor dining and entertaining.

## Ground floor

### Entrance hallway

With entrance door, window to the front, solid wood flooring, stairs off and door to:

### Through Lounge

With window to the front. solid wood flooring, x2 vertical radiators and feature fireplace.

### Kitchen

With tiled flooring, range of wall & base units with contrasting work surface, electric oven, halogen hob, extractor hood, plumbing for automatic washing machine, space for dryer, 1 1/4 sink unit with mixer tap over and space for american style fridge freezer.

### Sun room

With windows to the rear, half laminate flooring and French doors to the rear.

## First floor

### Landing

With carpet flooring and doors to:

### Bedroom

With window to the front, carpet flooring, radiator and fitted sliding wardrobes.

### Bedroom

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

### Bedroom

With window to the rear, laminate flooring, radiator and storage cupboard.

### Shower room

With window to the rear, laminate flooring, heated towel rail, vanity hand wash basin and walk in shower.

### W/C

With window to the rear, laminate flooring and low flush w/c.

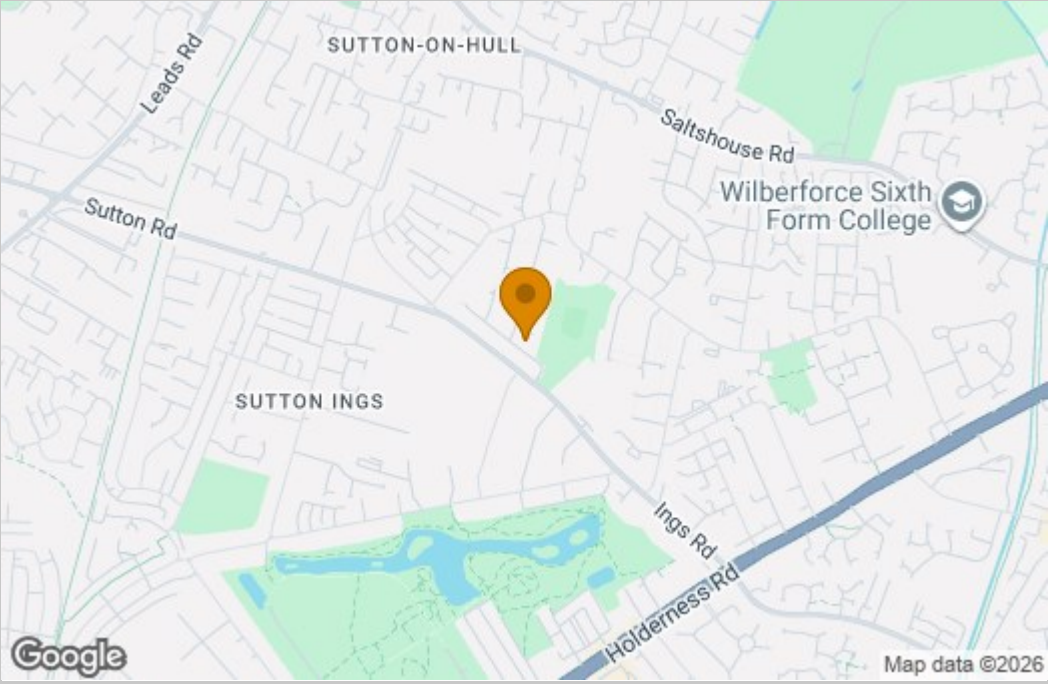
### Exterior

To the front is an easily maintainable garden & path to entrance. To the rear is a fully enclosed garden with patio, artificial turf & pergola.

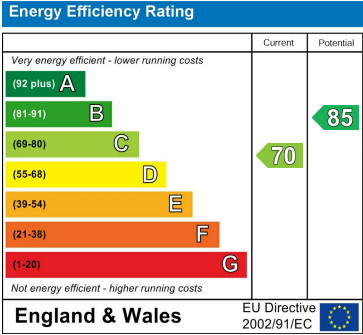
Floor Plan



Area Map



Energy Efficiency Graph



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