

## Colwall Avenue, Hull, HU5



**Asking Price £175,000**



This fantastic semi-detached property is now available! Beautifully presented throughout and briefly offering entrance hall, lounge, kitchen/diner, utility and downstairs toilet to the ground floor. 2 double bedrooms and bathroom to the first floor. Large bedroom to the second floor. Well-maintained rear garden and driveway to the front aspect.

Situated on Colwall Avenue close to Priory Road, the property benefits from many popular local shops, general amenities and schools. The ever popular Wyke College is less than ten minutes drive away, as well as the Kelvin Hall School.

### Property HIGHLIGHTS

Semi-Detached

3 Storey

3 Double Bedrooms

Utility

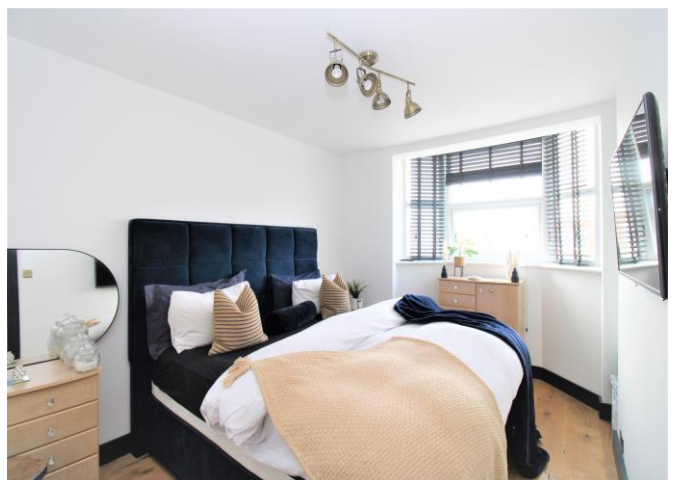
Downstairs WC

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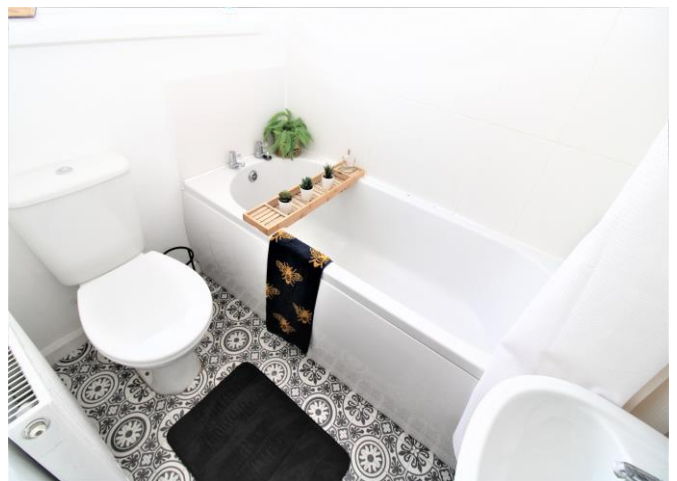


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## Property DETAILS

### **Entrance Hall,**

With laminate flooring, radiator, stairs leading to the first floor and door leading to the lounge.

### **Lounge,**

With laminate flooring, tv aerial, double glazed bay window to the front aspect, coving finishing, radiator and door leading to kitchen/diner.

### **Kitchen/Diner,**

With laminate work surfaces, vinyl flooring, sink/drainers, radiator, double glazed windows to the front and side aspect, space for appliances, hob, oven, extractor fan and door leading to utility. Under stair storage.

### **Utility,**

With vinyl flooring, laminate work surface, storage cupboard, plumbing for washer/dryer, doors leading to WC and rear garden.

### **Downstairs WC,**

With vinyl flooring, WC, wash hand basin, radiator and privacy glass window.

### **Bedroom 1,**

With laminate flooring, double glazed window to the front aspect, radiator and tv aerial.

### **Bedroom 2,**

With laminate flooring, double glazed window to the rear aspect and radiator.

### **Bathroom,**

With vinyl flooring, WC, wash hand pedestal basin, radiator, bath cubicle with shower attachment and privacy glass window to the side aspect.

### **3rd Bedroom,**

With fitted sliding wardrobes, radiator, carpet flooring and double glazed windows to the front and rear aspect.

### **Rear Garden,**

With fence boundary, lawn, gravel, decking, patio, shed and access to the front aspect.

### **Parking,**

Driveway to the front aspect allowing space for 2 cars.



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