









## Welcome to

# **Wellesley Avenue, Beverley Road Hull**

Welcome to this spacious 5 bedroom terraced property nestled on a charming tree-lined avenue, experience the perfect blend of comfort and style in this inviting residence.













#### **Entrance Porch**

Double glazed doors to the front.

#### **Entrance Hall**

Stained glass entrance door to the front, radiator, dado rail, coving to the ceiling and stairs to the first floor.

#### Cloakroom

Double glazed window to the side, low level W/C, pedestal wash hand basin and chrome style ladder radiator.

### Lounge

16' 8" max into bay x 16' 3" max ( 5.08m max into bay x 4.95m max )

Double glazed bay window to the front, feature fireplace with open fire, radiator, coving to the ceiling and picture rail.

## **Sitting Room**

17' 11" max x 16' 4" max ( 5.46m max x 4.98m max )
Double glazed french style doors to the rear, feature fireplace with open fire, wall lights and radiator.

## **Dining Room**

14' 11" max x 13' 3" max ( 4.55m max x 4.04m max ) Double glazed french style doors to the side, feature fireplace, built in cupboards and drawers, coving to the ceiling and a radiator.

#### Kitchen

12' 10" max x 12' 11" max ( 3.91m max x 3.94m max ) Fitted kitchen with a range of wall and base units, work surfaces, island with electric hob, two electric ovens, cooker hood, ceramic style sink and drainer, integrated microwave, integrated dishwasher, space for fridge freezer, double glazed window to the side and double glazed door to the side.

## **Utility Room**

7' 1" x 4' 9" ( 2.16m x 1.45m )

Double glazed window to the rear, stainless steel sink and drainer, plumbing for an automatic washing machine, space for freezer and a radiator.

## Landing

Split level landing with two stainless glass skylights, built in cupboard, radiator and coving to the ceiling.

#### **Bedroom 1**

17' max into bay x 13' 11" max ( 5.18m max into bay x 4.24m max )

Double glazed bay window to the front, built in cupboard, radiator and coving to the ceiling.

#### **Bedroom 2**

18' 10" max x 12' 11" max ( 5.74m max x 3.94m max ) Double glazed window to the rear, feature fireplace, built in cupboard, radiator, coving to the ceiling and decorative ceiling rose.

#### **Bedroom 3**

13'  $\max x$  11' 10"  $\max$  ( 3.96m  $\max x$  3.61m  $\max$  ) Double glazed window to the rear, radiator and coving to the ceiling.

#### **Bedroom 4**

8' 6" x 7' 1" ( 2.59m x 2.16m )

Double glazed window to the side and coving to the ceiling.

#### **Bedroom 5**

11' 9" x 8' 1" ( 3.58m x 2.46m )

Double glazed window to the front and coving to the ceiling.

#### **Bathroom**

Bathroom with free standing bath with mixer taps, shower cubicle with electric shower, pedestal wash hand basin, chrome style ladder radiator, spotlights and double glazed window to the side.

## W/C

Double glazed window to the side and low level W/C.

#### **Front Garden**

Pathway with flowers.

#### Rear Garden

Rear garden with lawn, patio area, flowers, shed, wall to the boundaries, timber gate to the rear and two parking spaces to the rear.





## Welcome to

# **Wellesley Avenue, Beverley Road Hull**

- Ideal Family Home
- Off Street Parking
- Character Property
- Sought After Location
- Close To Local Amenities

Tenure: Freehold EPC Rating: D

offers in excess of

£250,000

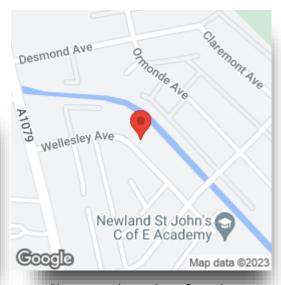
## Directions to this property:

See below map for property location, for further information please contact the Residential Sales Team on 01482 447748.









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA118723



Property Ref: NEA118723 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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