



**Wellesley Avenue, Beverley Road Hull HU6 7LN**



**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.



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## 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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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