



**Salisbury Street, Hull HU5 3HA**

**Welcome to**

**Salisbury Street, Hull**

William H. Brown are delighted to market this stunning 4 bedroom mid-terraced 3 storey home in the sought after Avenues location! In move in condition this is the perfect family home for existing and growing families... This is a must see!



### **Entrance Hall**

Double glazed entrance door to the front, corbels, radiator and understairs cupboard.

### **Lounge**

14' x 13' max ( 4.27m x 3.96m max )

Two single glazed sash style windows to the front, feature fire surround with gas fire, radiator, coving to the ceiling, cornices and decorative ceiling rose.

### **Sitting Room**

11' 9" max x 11' 2" max ( 3.58m max x 3.40m max )

Double glazed french style doors to the rear, feature fire surround with gas fire, radiator, coving to the ceiling, cornices and decorative ceiling rose.

### **Kitchen/ Diner**

33' max x 8' 8" max ( 10.06m max x 2.64m max )

Fitted kitchen with a range of wall and base units, work surfaces, gas range cooker with hood over, belfast style sink, plumbing for a dishwasher, plumbing for an automatic washing machine, feature fire surround, two radiators, spotlights, two double glazed windows to the side and double glazed french style doors to the rear.

### **Landing**

Double glazed velux style window to the rear.

### **Bedroom 1**

13' 11" x 17' 2" max ( 4.24m x 5.23m max )

Two single glazed sash style windows to the front, coving to the ceiling, cornices, ceiling fan, storage cupboard and a radiator.

### **Bedroom 2**

11' 9" x 11' 2" max ( 3.58m x 3.40m max )

Single glazed sash style window to the rear, recess storage and a radiator.

### **Bathroom**

Bathroom with free standing bath, corner shower, low level W/C, pedestal wash hand basin, towel stlye radiator, radiator, access to the loft and double glazed window to the rear.

### **Second Floor Landing**

### **Bedroom 3**

12' 3" restricted head height x 11' 3" max ( 3.73m restricted head height x 3.43m max )

Two double glazed velux style windows to the rear and a radiator.

### **Bedroom 4**

9' 8" max x 17' 1" max ( 2.95m max x 5.21m max )

Single glazed sash style window to the front, eaves storage and a radiator.

### **Front Garden**

### **Rear Garden**

Concrete yard with paved patio area and path to the rear, lawned area, pedestrian access and fence and wall surround.



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## Welcome to

### Salisbury Street, Hull

- 4 Bedroom Mid-Terraced Property
- Sough After Avenues Location
- Character Property
- 2 Reception Rooms
- Move In Ready

Tenure: Freehold EPC Rating: E

offers over

# £270,000



### 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/NEA118971](http://williamhbrown.co.uk/Property/NEA118971)



Property Ref:  
NEA118971 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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