

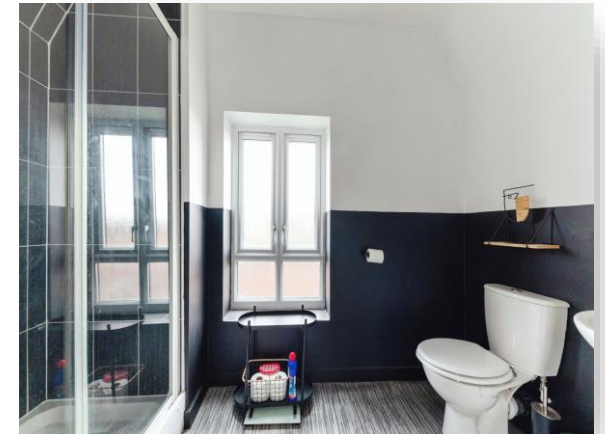
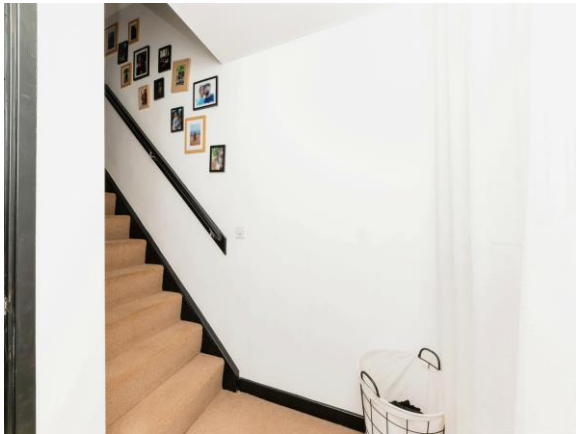


Hawthorn Avenue, Hull HU3 5JU

Welcome to

Hawthorn Avenue, Hull

William H. Brown are delighted to be able to market this 3 bedroom end terraced 3 storey house with a large plot. This is perfect for both first time buyers and families to make this house a home. This is a must view!!



Entrance Hall

Double glazed entrance door to the front, tiled floor and a radiator.

Cloakroom

Low level W/C, pedestal wash hand basin, extractor fan, radiator and double glazed window to the front.

Lounge

11' 4" x 14' 8" (3.45m x 4.47m)

Double glazed french style doors to the rear, double glazed window to the side, understairs cupboard and a radiator.

Kitchen

13' 7" max x 11' 6" max (4.14m max x 3.51m max)

Fitted kitchen with a range of wall and base units, 4 ring gas hob and hood over, oven point, stainless steel sink, plumbing for an automatic washing machine, plumbing for a dishwasher, boiler, radiator and double glazed window to the front.

Landing

Radiator.

Bedroom 1

20' 3" x 14' 10" max (6.17m x 4.52m max)

Double glazed window to the front, double glazed window to the side, two radiators, eaves storage and access to the loft.

En-Suite

En-suite with corner shower, low level W/C, pedestal wash hand basin, radiator and double glazed window to the rear.

Bedroom 2

9' 5" max x 14' 9" max (2.87m max x 4.50m max)

Double glazed window to the rear and a radiator.

Bedroom 3

9' 11" x 7' 11" (3.02m x 2.41m)

Double glazed window to the front and a radiator.

Study

4' 11" x 6' 5" (1.50m x 1.96m)

Double glazed window to the front.

Bathroom

Bathroom with panelled bath and shower over, low level W/C, pedestal wash hand basin, extractor fan, radiator and double glazed window to the side.

Front Garden

Paved patio with lawned area and iron fence surround.

Rear Garden

Paved patio, pavement, pond with gravel, lawned area to the rear and side, fence surround and rear pedestrian access.



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Welcome to

Hawthorn Avenue, Hull

- 3 Bedroom End Terraced House
- 3 Storey House
- Off Street Parking
- Large Plot
- Great Local Amenities

Tenure: Freehold EPC Rating: C

offers over

£160,000

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/NEA118974



Property Ref:
NEA118974 - 0010

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.

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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