

Sherbrooke Avenue, Hull HU5 4AG



# Welcome to

### Sherbrooke Avenue, Hull

William H Brown are delighted to market this 3 bedroom mid terraced property in a catchment area for a number of great schools! This could be a fantastic family home, book your viewing now!













#### **Entrance Hall**

Double glazed door to the front and a radiator.

#### Lounge/ Diner

27' 9" max x 10' 10" max ( 8.46m max x 3.30m max ) Double glazed bay window to the front, double glazed french style doors to the rear, feature fire surround with gas fire, coving to the ceiling and two radiators.

#### Kitchen

#### 15' 6" max x 7' 1" ( 4.72m max x 2.16m )

Fitted kitchen with a range of shaker style wall and base units, work surfaces, double gas oven with hob over, anthracite style sink, integrated fridge freezer, integrated dishwasher, integrated washing machine, radiator, double glazed window to the rear and double glazed door to the side.

# Landing

### Access to the loft.

#### Bedroom 1

14' 10" max x 8' 7" plus wardrobe ( 4.52m max x 2.62m plus wardrobe ) Double glazed bay window to the front, fitted wardrobes and a radiator.

#### Bedroom 2

12' 2" x 8' 4" plus wardrobe ( 3.71m x 2.54m plus wardrobe

Double glazed window to the rear, fitted wardrobes and a radiator.

#### Bedroom 3

9' x 6' 11" ( 2.74m x 2.11m ) Double glazed window to the front, fitted wardrobes and a radiator.

#### **Shower Room**

Shower room with corner shower, low level W/C. pedestal wash hand basin, towel style radiator, tiled walls, extractor fan, spotlights, coving to the ceiling and double glazed window to the rear.

#### **Front Garden**

#### **Rear Garden**

Rear garden with gravelled area, paved patio area, raised flower beds, rear vehicular access and fence surround.





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# Sherbrooke Avenue, Hull

- 3 Bedroom Mid-Terraced Property
- Property Within East Riding Of Yorkshire Catchment
- Off Street Parking
- Great School Catchment Area
- Quiet Cul-De-Sac

Tenure: Freehold EPC Rating: D

offers in excess of

£160,000





### view this property online williamhbrown.co.uk/Property/NEA119059

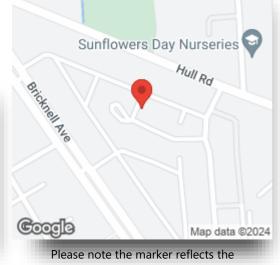


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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration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

#### Directions to this property:

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



postcode not the actual property

william h brown



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