



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.



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



Welcome to

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

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/NEA119059



Property Ref:
NEA119059 - 0007

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.



william h brown



01482 447748



NewlandAvenue@williamhbrown.co.uk



82 Newland Avenue, HULL, East Yorkshire, HU5 3AB



williamhbrown.co.uk