



Victoria Avenue, Princes Avenue Hull HU5 3EB

Welcome to

Victoria Avenue, Princes Avenue Hull

William H. Brown is delighted to market this 3 bedroom mid terraced property! The property sits within the sought after Avenues location!

Call now to book your viewing!



Entrance Porch

Double glazed door to the front, two double glazed windows to the front and two double glazed windows to the side.

Entrance Hall

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

Lounge

13' 1" into bay x 11' 9" max (3.99m into bay x 3.58m max)
Double glazed bay window to the front, feature fire surround and a radiator.

Dining Room

12' 11" x 11' 2" (3.94m x 3.40m)
Double glazed window to the rear, picture window to the kitchen, radiator and coving to the ceiling.

Kitchen

19' 1" max x 6' 8" max (5.82m max x 2.03m max)
Fitted kitchen with a range of shaker style wall and base units, 4 ring gas hob with hood over, cooker point, stainless steel sink, integrated fridge freezer, plumbing for an automatic washing machine, boiler, radiator, double glazed velux style window to the rear, double glazed window to the rear and double glazed door to the side.

Landing

Access to the loft.

Bedroom 1

14' 6" into bay x 10' 5" max (4.42m into bay x 3.17m max)
Double glazed bay window to the front, storage cupboard and a radiator.

Bedroom 2

11' 7" x 9' 2" (3.53m x 2.79m)
Double glazed window to the rear, two storage cupboards and a radiator.

Bedroom 3

9' 8" x 6' 11" (2.95m x 2.11m)
Double glazed window to the front and a radiator.

Bathroom

Bathroom with panelled bath and shower over, low level W/C, vanity wash hand basin, towel style radiator, extractor fan and two double glazed windows to the rear.

Front Garden

Concrete pavement with lawned area and fence surround.

Rear Garden

Concrete yard, pavement, lawned area, garage and fence surround.

Agents Note

The property has solar panels which we understand are owned outright.



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Welcome to

Victoria Avenue, Princes Avenue Hull

- 3 Bedroom Mid Terraced House
- 2 Reception Rooms
- Avenues Location
- Requires A Degree Of Upgrading
- Great Local Amenities

Tenure: Freehold EPC Rating: D

£175,000



view this property online williamhbrown.co.uk/Property/NEA119118

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



Property Ref:
NEA119118 - 0005

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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