



**Hayburn Avenue, Hull HU5 4NA**

**Welcome to**

**Hayburn Avenue, Hull**

William H. Brown is delighted to market this 3 bedroom mid terraced property! The property has off street parking and is in a highly sought after location!



### **Entrance Hall**

Double glazed entrance door to the front and a radiator.

### **Lounge**

12' 9" into bay x 11' 5" max ( 3.89m into bay x 3.48m max )  
Double glazed bay window to the front, log burner with feature fire surround, radiator and coving to the ceiling.

### **Kitchen**

12' max x 17' max ( 3.66m max x 5.18m max )  
Fitted kitchen with a range of wall and base units, work surfaces, 4 ring gas hob with hood over, integrated double oven, anthracite style sink, plumbing for an automatic washing machine, plumbing for a dishwasher, radiator, coving to the ceiling, double glazed window to the rear and double glazed french style doors to the rear.

### **Landing**

Access to the loft.

### **Bedroom 1**

13' 7" into bay x 8' 10" plus wardrobe ( 4.14m into bay x 2.69m plus wardrobe )  
Double glazed bay window to the front, fitted wardrobes, radiator and coving to the ceiling.

### **Bedroom 2**

11' 4" x 8' 8" plus wardrobe ( 3.45m x 2.64m plus wardrobe )  
Double glazed window to the rear, fitted wardrobes, radiator and coving to the ceiling.

### **Bedroom 3**

6' 10" x 6' 1" ( 2.08m x 1.85m )  
Double glazed window to the front, radiator and coving to the ceiling.

### **Bathroom**

Bathroom with jacuzzi style bath with shower over, vanity W/C, pedestal wash hand basin, towel style radiator, tiled walls, tiled floor, extractor fan and double glazed window to the rear.

### **Bar**

6' 5" x 9' 9" ( 1.96m x 2.97m )  
Two double glazed windows to the front, double glazed entrance door to the front, electrics and spotlights.

### **Front Garden**

### **Rear Garden**

Rear garden with paved patio, flower beds, artificial lawned area, pathway to the rear, rear tenfoot and fence surround.

### **Garage**

11' x 10' 3" max ( 3.35m x 3.12m max )  
Overhead door to the rear and wooden door to the side.



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## Welcome to

### Hayburn Avenue, Hull

- 3 Bedroom Mid Terraced Property
- Off Street Parking
- Highly Sought After Location
- Great School Catchment
- Move In Condition

Tenure: Freehold EPC Rating: C

# £170,000

### 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/NEA119184](http://williamhbrown.co.uk/Property/NEA119184)



Property Ref:  
NEA119184 - 0003

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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.



william h brown



**01482 447748**



NewlandAvenue@williamhbrown.co.uk



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



**williamhbrown.co.uk**