



5th Avenue, Hull HU6 8EE

Welcome to

5th Avenue, Hull

William H. Brown is delighted to market this 2 bedroom mid terraced property. With it requiring a degree of upgrading the property has tonnes of potential.



Entrance Hall

Double glazed entrance door to the front.

Lounge

16' 11" into bay x 12' 11" max (5.16m into bay x 3.94m max)

Double glazed bay window to the front, feature fire surround with gas fire, radiator, picture window to the kitchen and coving to the ceiling.

Kitchen

7' 7" x 9' 9" (2.31m x 2.97m)

Fitted kitchen with a range of wall and base units, work surfaces, gas cooker point, stainless steel sink, plumbing for an automatic washing machine, radiator, boiler and double glazed window to the rear.

Utility Room

4' 4" x 6' 1" (1.32m x 1.85m)

Double glazed window to the rear, wooden door to the rear and a radiator.

Landing

Access to the loft.

Bedroom 1

10' 2" x 14' 9" plus cupboard (3.10m x 4.50m plus cupboard)

Double glazed window to the front, two storage cupboards and a radiator.

Bedroom 2

9' x 11' 11" max (2.74m x 3.63m max)

Double glazed window to the rear, storage cupboard and a radiator.

Bathroom

Bathroom with panelled bath and shower over, low level W/C, pedestal wash hand basin, part tiled walls and double glazed window to the rear.

Front Garden

Rear Garden

Rear garden with lawned area, paved patio to the rear, pavement, flower bed border, outside tap and fence surround.



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Welcome to

5th Avenue, Hull

- 2 Bedroom Mid Terraced Property
- Requires A Degree Of Upgrading
- Great Local Amenities
- Popular Bus Routes
- Tonnes Of Potential

Tenure: Freehold EPC Rating: D

£80,000



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

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Property Ref:
NEA119060 - 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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