



Welcome to

Icehouse Road, Hull

Situated with a short distance to the City Centre, this property is close to local amenities and is on several bus routes.













Entrance Porch

Double glazed entrance door to the front and double glazed windows to the front and sides.

Entrance Hall

Double glazed entrance door to the front, understairs cupboard, radiator and stairs to the first floor.

Cloakroom

Double glazed window to the front, low level W/C and wash hand basin.

Lounge

14' 9" into access reccess x 14' 7" into access reccess (4.50m into access reccess x 4.45m into access reccess) Double glazed patio style doors to the rear, double glazed window to the side and a radiator.

Dining Room

14' 8" max x 8' 8" max (4.47m max x 2.64m max) Double glazed window to the side and a radiator.

Kitchen

11' 1" max x 9' 2" max (3.38m max x 2.79m max) Fitted kitchen with a range of wall and base units, work surfaces, electric oven, gas hob, hood over, 1 1/2 sink and drainer, spaces for appliances, radiator, double glazed door to the utility room, double glazed window to the side and double glazed window to the rear.

Utility Room

7' 5" x 5' 7" (2.26m x 1.70m)

Double glazed door to the front, double glazed door to the rear, wall units, plumbing for an automatic washing machines and a boiler.

Landing

Double glazed window to the side, access to the loft and airing cupboard.

Bedroom 1

13' 5" to rear of cupboard x 11' 8" (4.09m to rear of cupboard x 3.56m)

Double glazed window to the front, double glazed window to the side, built in cupboard and a radiator.

Bedroom 2

11' 9" max x 11' 8" to rear of cupboard (3.58m max x 3.56m to rear of cupboard)

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

Bedroom 3

 $8' 9" \times 7' 11" (2.67m \times 2.41m)$ Double glazed window to the rear and a radiator.

Bathroom

Bathroom with bath with mains shower over, low level W/C, pedestal wash hand basin, built in cupboards, radiator and double glazed window to the side.

Front Garden

Block paved driveway with front lawn.

Rear Garden

Large rear garden with trees and shrubs.

Garage

Up and over door and side access door.





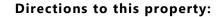
Welcome to

Icehouse Road, Hull

- No Chain
- Vacant Possession
- Extensive Rear Garden
- Off Road Parking PLUS Garage
- Close To City Centre

Tenure: Freehold EPC Rating: D

£200,000



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









view this property online williamhbrown.co.uk/Property/NEA119130



Property Ref: NEA119130 - 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.





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