

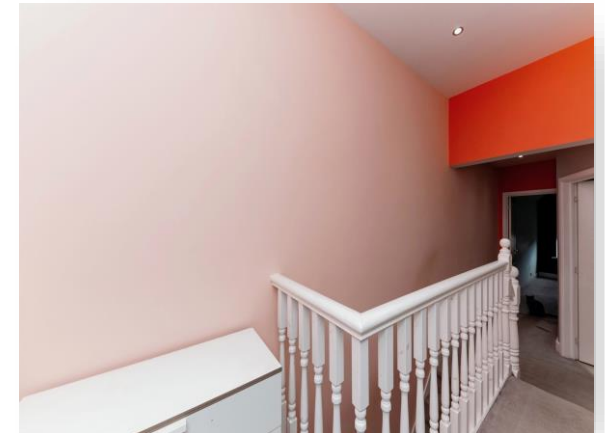


Alliance Avenue, Hull HU3 6QX

Welcome to

Alliance Avenue, Hull

William H Brown is delighted to market this 3 bedroom mid terraced property! The property has an open plan lounge/diner and extra dining space in the kitchen!



Entrance Hall

Double glazed entrance door to the front and a radiator.

Lounge

27' max x 11' 6" max (8.23m max x 3.51m max)
Double glazed bay window to the front, double glazed window to the rear and two radiators.

Dining Room

11' 9" max x 9' 3" plus bay (3.58m max x 2.82m plus bay)
Double glazed bay window to the side and a radiator.

Kitchen

13' 1" x 9' 3" (3.99m x 2.82m)
Fitted kitchen with a range of wall and base units, work surfaces, 4 ring induction hob with hood over, oven, stainless steel sink, plumbing for an automatic washing machine, plumbing for a dishwasher, radiator, spotlights, double glazed window to the side, double glazed window to the rear and double glazed door to the side.

Landing

Split level landing with access to the loft.

Bedroom 1

11' 11" x 10' 11" max (3.63m x 3.33m max)
Double glazed window to the front and a radiator.

Bedroom 2

11' 10" x 11' 6" (3.61m x 3.51m)
Double glazed window to the rear and a radiator.

Bedroom 3

13' 3" max x 9' 4" max (4.04m max x 2.84m max)
Double glazed window to the rear, radiator and storage cupboard housing the boiler.

Bathroom

Bathroom with panelled bath with shower over, low level W/C, pedestal wash hand basin, towel style radiator, tiled walls, spotlights and double glazed window to the side.

Front Garden

Rear Garden

Concrete yard with paved patio area, raised patio, lawned area and fence surround.



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Welcome to

Alliance Avenue, Hull

- 3 Bedroom Mid Terraced House
- Open Plan Lounge Diner
- Kitchen With Extra Dining Space
- Great Local Amenities
- Popular Bus Routes

Tenure: Freehold EPC Rating: E

£125,000

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/NEA119309](https://www.williamhbrown.co.uk/Property/NEA119309)



Property Ref:
NEA119309 - 0003

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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