









# welcome to

# **Bricknell Avenue, Hull**

William H. Brown is delighted to market this 3 bedroom mid terraced property that is in move in condition! The property is to be sold with no chain and an outbuilding that is being used as a bar!













### **Entrance Hall**

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

## Lounge

15' 7" max x 13' max ( 4.75m max x 3.96m max )
Double glazed bay window to the front, feature fire surround with gas fire, radiator and coving to the ceiling.

# **Dining Room**

19' 6" max x 11' 7" max ( 5.94m max x 3.53m max )
Double glazed french style doors to the rear, feature fire surround with electric fire and a radiator.

### Kitchen

16' 3" max x 9' 4" max ( 4.95m max x 2.84m max ) Fitted kitchen with a range of shaker style wall and base units, work surfaces, 4 ring gas hob with hood over, integrated oven, anthracite style sink, plumbing for an automatic washing machine, integrated dishwasher, integrated coffee machine, radiator, double glazed window to the rear and double glazed door to the rear.

# Landing

Access to the loft.

### **Bedroom 1**

15' 6" into bay x 9' 3" plus wardrobe ( 4.72m into bay x 2.82m plus wardrobe )

Double glazed bay window to the front, fitted wardrobes and a radiator.

### **Bedroom 2**

12' 5" into bay x 11' 5" max ( 3.78m into bay x 3.48m max ) Double glazed box style bay window to the rear, storage cupboard housing the boiler and a radiator.

### **Bedroom 3**

7' 10" x 7' 4" ( 2.39m x 2.24m ) Double glazed window to the front and a radiator.

### **Wet Room**

Wert room with wet room style shower, low level W/C, wall wash hand basin, radiator, extractor fan and two double glazed windows to the rear.

### **Front Garden**

### Rear Garden

Raised decking area, pergola, gravelled area, garden shed and rear ten foot access.

### Bar

16' x 8' 5" ( 4.88m x 2.57m )
Bar with electrics and electric wall radiator.





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# **Bricknell Avenue, Hull**

- 3 Bedroom Mid Terraced Property
- Move In Condition
- Outbuilding Used As A Bar
- Kitchen With Lots Of Upgrades
- To Be Sold With No Chain

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

£190,000

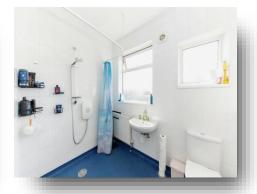




directions to this property:

See below map for property location, for further information

please contact the Residential Sales Team on 01482 447748.



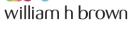
# Hothamad School Rd Map data ©2025 Please note the marker reflects the

postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA119333



Property Ref: NEA119333 - 0007 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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