



**Boulevard, Hull HU3 2UD**



## Welcome to

## Boulevard, Hull

William H. Brown is delighted to market this 3 bedroom mid terraced property with loft space! The property boasts a through lounge and a kitchen dining area!



### **Entrance Hall**

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

### **Cloakroom**

Low level W/C, tiled floors and double glazed window to the side.

### **Lounge**

27' 7" max x 13' 4" max ( 8.41m max x 4.06m max )

Double glazed bay window to the front, double glazed window to the rear, two feature fire surrounds with open fires, two radiators, coving to the ceiling, cornices and a decorative ceiling rose.

### **Kitchen/ Diner**

33' 8" max x 10' 9" ( 10.26m max x 3.28m )

Fitted kitchen with a range of glossy wall and base units, work surfaces, 5 ring gas hob with hood over, two ovens, stainless steel sink, integrated dishwasher, boiler, radiator, spotlights, double glazed french style doors to the rear, double glazed door to the side and three double glazed windows to the side.

### **Landing**

Split level landing with double glazed velux style window to the side.

### **Bedroom 1**

15' 3" into bay x 20' max ( 4.65m into bay x 6.10m max )  
Double glazed bay window to the front, feature fire surround and a radiator.

### **Bedroom 2**

11' 10" x 13' 4" max ( 3.61m x 4.06m max )  
Double glazed window to the rear and a radiator.

### **Bedroom 3**

18' 9" x 11' ( 5.71m x 3.35m )  
Double glazed window to the rear, double glazed window to the side and two radiators.

### **Bathroom**

Bathroom with panelled bath, wet room style shower, low level W/C, vanity wash hand basin, tall radiator, spotlights and double glazed window to the side.

### **Loft Space**

12' 6" max x 18' 8" max ( 3.81m max x 5.69m max )  
Double glazed velux style window to the rear, eaves storage and a radiator.

### **Front Garden**

### **Rear Garden**

Paved patio area, artificial lawned area, shared passageway and fence surround.



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## Welcome to

### Boulevard, Hull

- 3 Bedroom Mid Terraced Property
- Character Features
- Through Lounge
- Loft Space
- Great Local Amenities

Tenure: Freehold EPC Rating: Awaiting

# £170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA119259 - 0005

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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.



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