



De La Pole Avenue, Hull HU3 6RD

Welcome to

De La Pole Avenue, Hull

William H. Brown is delighted to market this 3 bedroom mid terraced with no chain! The property requires a degree of upgrading but has tonnes of potential!



Entrance Hall

Single glazed entrance door to the front, understairs cupboard, radiator and corbels.

Lounge

13' 1" into bay x 12' 1" max (3.99m into bay x 3.68m max)
Double glazed bay window to the front, feature fire surround with gas fire, radiator, decorative ceiling rose, coving to the ceiling and cornices.

Dining Room

12' x 10' 1" max (3.66m x 3.07m max)
Single glazed window to the rear, feature fire surround with gas fire, radiator, coving to the ceiling and cornices.

Kitchen

28' 5" max x 10' 8" into bay (8.66m max x 3.25m into bay)
Fitted kitchen with a range of shaker style wall and base units, work surfaces, 4 ring gas hob with hood over, grill and cooker, stainless steel sink, plumbing for dishwasher and washing machine, recently fitted boiler, radiator, single glazed window to the side, single glazed window to the rear, single glazed bay window to the side and single glazed door to the side.

Rear Porch

Wooden door to the front and single glazed window to the side.

Landing

Split level landing with access to the loft.

Bedroom 1

12' 8" into bay x 15' 7" max (3.86m into bay x 4.75m max)
Double glazed bay window to the front, built in wardrobe, radiator and coving to the ceiling.

Bedroom 2

12' x 10' 3" max (3.66m x 3.12m max)
Single glazed window to the rear and a radiator.

Bedroom 3

9' 11" x 9' 8" (3.02m x 2.95m)
Single glazed window to the rear and a radiator.

Bathroom

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

Front Garden

Concrete yard.

Rear Garden

Concrete yard with lawned area and fence surround.

Agents Note

There is a treatment plan in place for the eradication of an invasive plant species. Please ask the branch for more details so that you can make further enquiries as required for your own purposes.



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Welcome to

De La Pole Avenue, Hull

- 3 Bedroom Mid Terraced Property
- Requires A Degree Of Upgrading
- No Chain
- Great Local Amenities
- Popular Bus Routes

Tenure: Freehold EPC Rating: D

£75,000

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:
NEA118779 - 0006

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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