



9th Avenue, Hull HU6 8HU

Welcome to

9th Avenue, Hull

William H. Brown is delighted to market this 3 bedroom semi detached property! The property has off street parking and is being sold with no chain!



Entrance Hall

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

Lounge

13' x 11' 5" max (3.96m x 3.48m max)

Double glazed window to the front, picture window to the hall, picture window to the kitchen and a radiator.

Kitchen

7' 11" max x 18' 4" max (2.41m max x 5.59m max)

Fitted kitchen with a range of glossy wall and base units, work surfaces, cooker point, stainless steel sink, plumbing for an automatic washing machine, tiled floor, three double glazed windows to the rear and double glazed entrance door.

Landing

Double glazed window to the side, radiator and access to the loft.

Bedroom 1

18' 1" max x 14' 11" max (5.51m max x 4.55m max)

Two double glazed windows to the front, storage cupboard and a radiator.

Bedroom 2

16' 10" x 9' 1" max (5.13m x 2.77m max)

Double glazed window to the rear and a radiator.

Bedroom 3

7' 9" x 8' 11" (2.36m x 2.72m)

Double glazed window to the rear and a radiator.

Bathroom

Bathroom with panelled bath, low level W/C, pedestal wash hand basin, radiator and double glazed window to the side.

Front Garden

Driveway with lawned area and hedge surround.

Rear Garden

Lawned rear garden with fence surround.



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Welcome to

9th Avenue, Hull

- 3 Bedroom Semi Detached Property
- Off Street Parking
- No Chain
- Wrap Around Garden
- Great Local Amenities

Tenure: Freehold EPC Rating: Awaiting

£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

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Property Ref:
NEA119447 - 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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