







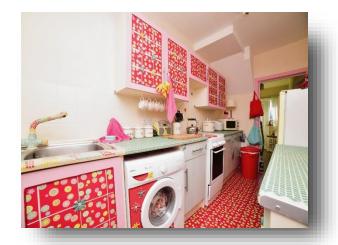


Welcome to

Hayburn Avenue, Hull

Situated in this highly sought after location, the property is close to primary and secondary schools and has fantastic bus routes to the City centre.













Entrance Hall

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

Lounge

13' 9" into bay x 11' 5" max (4.19m into bay x 3.48m max) Feature fire surround, radiator and double glazed bay window to the front.

Dining Room

12' 11" $\max x$ 10' 5" \max (3.94m $\max x$ 3.17m \max) Double glazed sliding doors to the rear and a radiator.

Kitchen

13' 9" x 6' 1" (4.19m x 1.85m)

Fitted kitchen with a range of wall and base unit, work surfaces, cooker point, stainless steel sink, plumbing for an automatic washing machine, radiator and double glazed window to the rear.

Landing

Bedroom 1

13' 6" into bay \times 10' 7" max (4.11m into bay \times 3.23m max) Double glazed bay window to the front and a radiator.

Bedroom 2

12' 6" max x 10' 8" max (3.81m max x 3.25m max) Double glazed window to the rear, two storage cupboards housing the boiler and a radiator.

Bedroom 3

7' 8" x 6' 1" (2.34m x 1.85m) Double glazed window to the front and a radiator.

Bathroom

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

Front Garden

Concrete pavement with lawned area and fence surround.

Rear Garden

Lawned area with wall surround and rear tenfoot.





Welcome to

Hayburn Avenue, Hull

- 3 Bedroom Mid Terraced House
- Can Be Sold With Tenant In Situ, Currently Paying £515 PCM
- No Chain
- Highly Sought After Location
- · Excellent Investment Opportunity

Tenure: Freehold EPC Rating: D

Directions to this property:

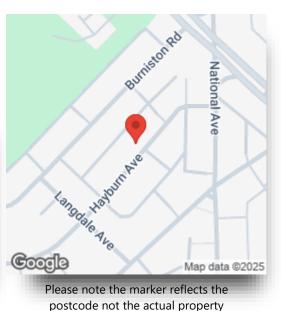
See below map for property location, for further information please contact the Residential Sales Team on 01482 447748.

£160,000









view this property online williamhbrown.co.uk/Property/NEA119285



Property Ref: NEA119285 - 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.





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