



Hymers Avenue, Hull HU3 1LL

Welcome to

Hymers Avenue, Hull

Situated in this ever-popular location, the property is opposite the illustrious Hymers college and has easy access to the City centre.



Entrance Porch**Entrance Hall**

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

Lounge

14' 3" x 17' 1" (4.34m x 5.21m)

Bay window to the front, feature fireplace, alcove storage and a radiator.

Dining Room

17' 8" x 13' (5.38m x 3.96m)

Double glazed window to the rear, feature fireplace with open gas fire and a radiator.

Reception Room 3

14' 5" x 11' 11" (4.39m x 3.63m)

Window to the side, alcove storage and a radiator.

Kitchen

16' 5" x 12' 3" (5.00m x 3.73m)

Fitted kitchen with a range of wall and base units, work surfaces, space for a cooker, hood, stainless steel sink, boiler, storage cupboard and double glazed window to the side.

Utility Room

11' 4" x 5' 1" (3.45m x 1.55m)

Double glazed french style doors.

Cloakroom

Low level W/C and pedestal wash hand basin.

Landing

Access to the loft and a storage cupboard.

Bedroom 1

19' 11" max x 17' 4" max (6.07m max x 5.28m max)

Feature fireplace, alcove cupboard and double glazed bay window to the front.

En-Suite

En-suite with walk in shower, low level W/C, sink, radiator, extractor fan and window to the front.

Bedroom 2

14' 9" x 14' (4.50m x 4.27m)

Double glazed window to the rear and a radiator.

Bedroom 3

12' 5" x 7' 5" (3.78m x 2.26m)

Double glazed window to the side and a radiator.

Bedroom 4

12' 1" x 10' 1" (3.68m x 3.07m)

Double glazed window to the rear, alcove storage and a radiator.

Bathroom

Bathroom with bath and shower over, low level W/C, pedestal wash hand basin and ladder style radiator.

Loft Space

16' 3" x 11' 11" (4.95m x 3.63m)

Skylight window and a radiator.

Front Garden

Low maintenance front garden with wall and timber fence surround and timber access gate.

Rear Garden

Lawned area, paved area, summer house, hot tub and fence surround.



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Welcome to

Hymers Avenue, Hull

- Highly Sought After Location
- Filled With Character
- Spacious Kitchen
- Summer House
- Opposite Hymers College

Tenure: Freehold EPC Rating: E

offers in excess of

£290,000

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:
NEA119582 - 0009

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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.



william h brown



01482 447748



NewlandAvenue@williamhbrown.co.uk



82 Newland Avenue, HULL, East Yorkshire, HU5 3AB



williamhbrown.co.uk