



**Ryde Avenue, Hull HU5 1QA**

***Welcome to***

**Ryde Avenue, Hull**

Situated in this ever sought after location, the property is close to an array of amenities and has fantastic bus routes to the City centre.



### **Lounge**

15' 4" max x 14' 6" max ( 4.67m max x 4.42m max )  
Double glazed entrance door to the front, double glazed bay window to the front and a radiator.

### **Kitchen**

13' 11" max x 8' 7" max ( 4.24m max x 2.62m max )  
Fitted kitchen with a range of wall and base units, work surfaces, 4 ring gas hob with hood over, oven, ceramic sink with hot water tap, integrated dishwasher, radiator, understairs cupboard, tiled walls, tiled floor, double glazed window to the rear and double glazed door to the rear.

### **Shower Room**

Shower room with corner shower, vanity W/C and wash hand basin, towel style radiator, extractor fan, tiled walls, tiled floor and double glazed window to the rear.

### **Landing**

#### **Bedroom 1**

10' 11" x 16' 8" ( 3.33m x 5.08m )  
Double glazed window to the rear, two storage cupboards and a radiator.

#### **Bedroom 2**

13' 7" x 9' ( 4.14m x 2.74m )  
Double glazed window to the front, storage cupboard and a radiator.

#### **Bedroom 3**

10' 10" x 7' 5" ( 3.30m x 2.26m )  
Double glazed window to the front and a radiator.

### **Front Garden**

Low maintenance front garden with timber fence and gate.

### **Rear Garden**

Lawned area with paved patio area and wall and fence surround.



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**Welcome to**

## **Ryde Avenue, Hull**

- Immaculately Presented Family Home
- Spacious Living Space
- Generous Garden
- Highly Sought After Location
- Turn-Key Condition

Tenure: Freehold EPC Rating: E

fixed price

**£130,000**

### **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:  
NEA119486 - 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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