



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



view this property online williamhbrown.co.uk/Property/NEA119486

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



Property Ref:
NEA119486 - 0005

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.



01482 447748



NewlandAvenue@williamhbrown.co.uk



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



williamhbrown.co.uk