









# welcome to

# **Alliance Avenue, HULL**

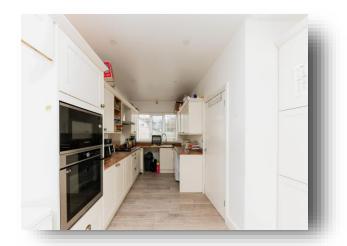
Situated in this convenient location, this property benefits from a spacious kitchen and close to local amenities and the MKM stadium.













#### **Entrance Hall**

Understairs cupboard and a radiator.

### Lounge

14' 1" x 12' 9" ( 4.29m x 3.89m )

Double glazed bay window to the front and a radiator.

## **Dining Room**

12' 1" x 11' 10" ( 3.68m x 3.61m )

Double glazed window to the rear and a radiator.

#### Kitchen

25' 10" x 11' 5" ( 7.87m x 3.48m )

Fitted kitchen with a range of wall and base units, work surfaces, oven, gas cooker with hood over, sink, radiator, room for appliances and double glazed window to the side.

## Landing

Split level landing with access to the loft.

#### **Bedroom 1**

17' 11" x 12' 11" ( 5.46m x 3.94m )

Double glazed window to the front and a radiator.

#### **Bedroom 2**

12' 2" x 11' 9" ( 3.71m x 3.58m )

Double glazed window to the rear and a radiator.

## **Bedroom 3**

9' 4" x 7' 10" ( 2.84m x 2.39m )

Double glazed window to the side and a radiator.

### **Bedroom 4**

11' 4" x 8' 1" ( 3.45m x 2.46m )

Double glazed window to the rear and a radiator.

## **Shower Room**

Shower room with walk in shower, low level W/C, vanity wash hand basin and double glazed window to the side.

## **Front Garden**

Low maintenance front garden with brick and wrought iron fence surround.

#### Rear Garden

Low maintenance rear garden with fence surround.





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# **Alliance Avenue, HULL**

- 4 Bedroom Mid Terraced Property
- Popular Location
- Local Amenities
- Spacious Kitchen
- Close To MKM Stadium

Tenure: Freehold EPC Rating: D

offers in excess of

£170,000

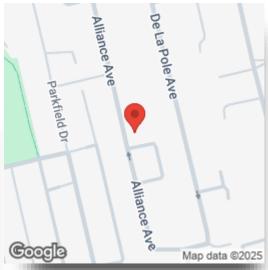
### directions to this property:

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

# view this property online williamhbrown.co.uk/Property/NEA119634



Property Ref: NEA119634 - 0011 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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