



Cranbrook Avenue, Hull HU6 7TX

welcome to

Cranbrook Avenue, Hull

Guide Price £160,000 - £180,000

Situated in this convenient location, this property has been newly modernised and is a 2 minute drive from the university



Entrance Hall

With under stairs cupboard, radiator.

Lounge

13' 10" x 10' 10" (4.22m x 3.30m)

With double glazed bay window to the front aspect of the property, radiator.

Kitchen Diner

17' 1" Maximum x 16' 5" Maximum (5.21m Maximum x 5.00m Maximum)

Open plan kitchen diner with a range of fitted wall and base units, sink and drainer, electric cooker and oven, dishwasher, extractor hood, space for fridge freezer. Rear double glazed french doors, rear double glazed window.

Laundry Room

4' x 4' 1" (1.22m x 1.24m)

With plumbing for washing machine, boiler.

Wc

With WC and sink.

Landing

With loft access.

Bedroom 1

11' 10" to wardrobe plus recess x 8' 11" Maximum (3.61m to wardrobe plus recess x 2.72m Maximum)

With front double glazed bay window, radiator.

Bedroom 2

10' 10" x 10' 2" (3.30m x 3.10m)

With rear double glazed window, radiator.

Bedroom 3

9' 1" x 6' 1" (2.77m x 1.85m)

With radiator, double glazed rear bay window.

Bathroom

With bath, shower, wash basin, WC, ladder radiator, double glazed window to the side aspect of the property.

Rear Garden

Lawned rear garden with patio seating area, summer house, shed, fenced borders.



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welcome to

Cranbrook Avenue, Hull

- EPC rated E
- Driveway
- Convenient location
- Spacious kitchen
- Newly modernised

Tenure: Freehold EPC Rating: E
Council Tax Band: A

guide price

£160,000

directions to this property:

See below map for property location, for further information on the local area 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/NEA119689



Property Ref:
NEA119689 - 0011

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