



Thornton Avenue, Hull HU5 3ND

welcome to

Thornton Avenue, Hull

Situated just off the ever popular Chanterlands Avenue, the house is close to an array of amenities and has fantastic links to the city centre.



Lounge

12' 11" max x 12' 8" max (3.94m max x 3.86m max)
Lounge comprising of feature fireplace housing an electric fire, double glazed bay window to the front of the property and a radiator.

Dining Room

12' 8" max x 10' 11" max (3.86m max x 3.33m max)
Comprising of understairs cupboard, double glazed window to the rear of the property and a radiator.

Kitchen

12' max x 7' 10" max (3.66m max x 2.39m max)
Comprising of wall and base units with electric oven & hob with cooker hood, sink with drainer, plumbing for an automatic washing machine, room for a fridge freezer, double glazed window to the rear and a door leading to the rear garden.

Bedroom 1

12' 8" max x 10' 11" max (3.86m max x 3.33m max)
With double glazed window to the front of the property and a radiator.

Bedroom 2

11' max x 9' 10" max (3.35m max x 3.00m max)
With storage cupboard, double glazed window to the rear of the property and a radiator.

Bathroom

With suite comprising wash hand basin, paneled bath with shower over, w/c, underfloor heating, extractor fan, spotlights to the ceiling and double glazed window to the rear of the property.

Rear Garden

Low maintenance rear yard with walled surrounds and access to the tenfoot at the rear.



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welcome to

Thornton Avenue, Hull

- Ideal first time buyer property
- Close to amenities
- Convenient location

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

offers in excess of

£90,000

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

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Property Ref:
NEA119665 - 0009

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.

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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