









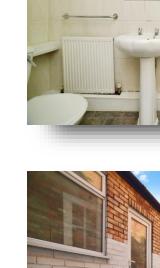
welcome to

Pretoria Villas, Hull

This two-bedroom home offers peaceful accommodation in the heart of a vibrant neighbourhood.















Entrance Hall

With radiator.

Lounge

9' 11" into bay x 11' 3" max (3.02m into bay x 3.43m max) Open plan to the dining room, with radiator and double glazed bay window to the front elevation.

Dining Room

9' 10" $\max x$ 14' 3" $\max (3.00 \text{m} \max x 4.34 \text{m} \max)$ With understairs cupboard, radiator and double glazed French doors to the rear.

Kitchen

7' 11" max x 6' 8" max (2.41m max x 2.03m max) With wall and base units comprising of sink with drainer, electric oven and hob with extractor hood over space for a fridge, plumbing for an automatic washing machine and double glazed window and door to the side.

Landing

With loft access and a double glazed window to the rear.

Bedroom 1

14' 8" $\max x$ 9' 10" $\max (4.47m \max x 3.00m \max)$ With radiator and double glazed window to the front of the property.

Bedroom 2

10' $\max x$ 9' 11" \max (3.05m $\max x$ 3.02m \max) With radiator and double glazed window to the rear of the property.

Bathroom

Bathroom suite comprising of w/c, bath with shower over, pedestal sink, radiator and double glazed window to the side of the property.

Rear Garden

Yard with shed and access to the rear alleyway.





Pretoria Villas, Hull

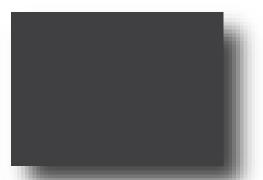
- Excellent location close to the university, schools and the shops, cafes and restaurants of Newland Avenue.
- Easy bus journey into the city centre.
- Vacant possession.
- Ideal for investors and first time buyers.
- No Chain!

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£80,000







Edgecumbe St Grafton St Grafton St

Warshall St De Grey St

eynoldson St

Map data ©2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA119732



Property Ref: NEA119732 - 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.





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