



Pretoria Villas, Hull HU5 2RT

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 (3.00m max x 4.34m 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.



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welcome to

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
NEA119732 - 0009

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