









# welcome to

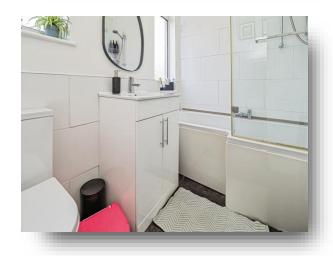
# Wensley Avenue, HULL

Situated in this highly sought after location, this 3 bed mid terrace is close to local amenities, schools and bus routes and benefits from off street parking.













### Lounge

10' 11" x 12' 1" ( 3.33m x 3.68m )

A large family living area with a feature gas fireplace, a radiator and a double glazed window and door to the rear.

# **Dining Room**

12' 8" max x 12' 7" max ( 3.86m max x 3.84m max )
A spaces dining area that opens up to the living area, this room has a radiator and a double glazed bay window to the front.

#### Kitchen

11' x 7' 8" ( 3.35m x 2.34m )

Housing a fitted modern kitchen with a range of wall and base units, complementing work surfaces, a sink and drainer unit, a gas cooker, a cooker hood, a integrated fridge freezer, plumbing for a washing machine, space for a dishwasher and a double glazed window to the rear.

### Bedroom 1

13' 9"  $\times$  10' 3" to front of wardrobe (  $4.19m \times 3.12m$  to front of wardrobe )

A spacious bedroom with fitted wardrobes offering plenty of storage space, a radiator and a double glazed window to the front.

### **Bedroom 2**

11' 2" x 9' 7" to back of cupboard (  $3.40m \times 2.92m$  to back of cupboard )

With a fitted wardrobe and a storage cupboard, this room offers plenty of storage space, this room also houses the boiler unit, has a radiator and a double glazed window to the rear.

#### **Bedroom 3**

7' 11"  $\max x$  6' 6"  $\max (2.41 \text{m} \max x 1.98 \text{m} \max)$  With a radiator and a double glazed bay window to the front.

#### **Bathroom**

With a W/C, a vanity wash hand basin, a bath with a shower over, an extractor fan, a ladder radiator and 2 double glazed windows to the rear.

## **Loft Space**

14' 4" x 9' 11" ( 4.37m x 3.02m )

A spacious area with a storage cupboard and a sky light.

#### **Front Garden**

With a gravel driveway offering off road parking, a pathway leading to the front door and a hedge to the side.

### **Rear Garden**

With a path, a gravel area, a shed, a wooden fence surround and a wooden rear gate.





# welcome to

# Wensley Avenue, HULL

- Highly sought after location
- 3 Bedroom house and loft space
- Close to local amenities
- Driveway
- Close to schools and bus routes

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers in excess of

£160,000





directions to this property:

447748.

See map for property location, for more information of the local

area please contact the residential sales team on: 01482





Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/NEA119803



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