



Wensley Avenue, HULL HU6 8QY

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" x 10' 3" to front of wardrobe (4.19m x 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 x 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 (2.41m max x 1.98m 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.



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



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

directions to this property:

See map for property location, for more information of the local area please contact the residential sales team on: 01482 447748.

offers in excess of

£160,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NEA119803](https://www.williamhbrown.co.uk/Property/NEA119803)



Property Ref:
NEA119803 - 0007

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.



william h brown



01482 447748



NewlandAvenue@williamhbrown.co.uk



82 Newland Avenue, HULL, East Yorkshire, HU5 3AB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)