









welcome to

32nd Avenue, HULL

Double Extended Home on 32nd Avenue with - Entrance Hall, Lounge, Kitchen/Diner, Family Bathroom, 3 Bedrooms, Gardens & Off Street Parking! Book your viewing now!













Entrance Hall

With double glazed door to the front, radiator and stairs to the First Floor.

Lounge

16' 6" into bay x 11' 2" max (5.03m into bay x 3.40m max) With double glazed bay window to the front and radiator.

Kitchen/Diner

16' max x 12' max (4.88m max x 3.66m max) Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, understairs cupboard, space for a cooker, space for a fridge freezer, space for a washing machine, space for a dishwasher, cooker-hood, central heating boiler, radiator, 2 double glazed windows to the rear and double glazed door to the rear.

First Floor

Landing

With loft access.

Bedroom 1

18' max to rear of cupboard x 9' 9" max (5.49m max to rear of cupboard x 2.97m max) With double glazed window to the front, radiator, decorative ceiling rose, alcove storage and built in cupboard.

Bedroom 2

12' x 6' 7" (3.66m x 2.01m)

With double glazed window to the rear and radiator.

Bedroom 3

12' 1" max x 11' 1" max (3.68m max x 3.38m max) With double glazed window to the rear and radiator.

Bathroom

Bathroom with bath with mixer taps, vanity wash hand basin, low level wc and chrome effect ladder style radiator.

Outside

Front Garden

With wrought iron fencing, lawned area, wall, timber fencing and private driveway providing off street parking.

Rear Garden

With paved patio area, decking area, side access gate, raised flower bed, fencing and shed with electrics.





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32nd Avenue, HULL

- **Double Storey Extended Home**
- Spacious Kitchen/Diner
- Off Street Parking
- **Bay Fronted Property**
- **Excellent Residential Location**

Tenure: Freehold EPC Rating: D

Council Tax Band: A

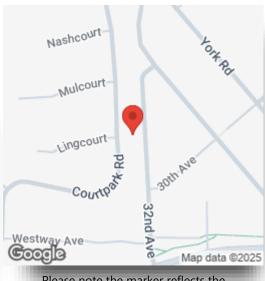
offers over

£120,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA119622



Property Ref: NEA119622 - 0005 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 quidance 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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