



**32nd Avenue, HULL HU6 9SD**



**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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## welcome to 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

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Property Ref:  
NEA119622 - 0005

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