



**Bricknell Avenue, Hull HU5 4JS**



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## **Bricknell Avenue, Hull**

Situated on Bricknell Avenue, this lovely 3 bedroom semi detached property benefits from a boarded loft space, lovely south facing garden and is close to local amenities.



### Entrance Porch

With a door leading into the...

### Entrance Hall

A bright welcoming hallway with stairs leading to the upper floor and access to the lounge, study and open dining and kitchen area.

### Lounge

13' 7" plus bay x 13' 2" ( 4.14m plus bay x 4.01m )

A spacious living area with a feature electric fireplace, 2 radiators and a double glazed bay window to the front.

### Open Plan Dining/ Kitchen Area

28' 1" x 20' 9" ( 8.56m x 6.32m )

A stunning area that offers plenty of space, the dining area has plenty of space for a family dining table, along with a seating area that features a log burner. The kitchen houses a modern fitted kitchen with a range of wall and base units, complementing work surfaces, a sink and drainer unit, a integrated oven, a kitchen island with a integrated hob and a cooker hood, there is a integrated dishwasher, a integrated fridge freezer, 2 radiators, a double glazed window to the side, french style doors leading to the rear garden and a access to the back porch.

### Porch

Leading from the kitchen to the ground floor W/C and the rear garden.

### Ground Floor W/C

With a W/C

### Office

9' 7" x 7' 10" ( 2.92m x 2.39m )

A area perfect for a home office, this room houses the boiler unit, a radiator and a double glazed window to the side.

### Landing

Leading to the bedrooms and family bathroom.

### Bedroom 1

13' 2" plus bay x 11' 5" max ( 4.01m plus bay x 3.48m max )

A very good sized main bedroom, this room has 2 radiators and a double glazed bay window to the front.

### Bedroom 2

12' 7" x 12' 1" ( 3.84m x 3.68m )

With a fitted wardrobe offering plenty of storage space, a radiator and a double glazed window to the rear.

### Bedroom 3

8' 1" x 7' 10" ( 2.46m x 2.39m )

With a radiator and a double glazed window to the front.

### Bathroom

A modern bathroom with a W/C, a vanity wash hand basin, a bath, a walk in shower, a ladder radiator and a double glazed window to the rear.

### Loft Space

15' 8" x 12' 6" plus recess ( 4.78m x 3.81m plus recess )

A bright open space with a storage cupboard and a skylight.

### Front Garden

With a driveway, a brick wall, a wooden fence, a wooden gate leading to the rear and a gravel area.

### Rear Garden

A large well maintained south facing garden with a paved patio area and path, turfed areas, raised flower beds, a wooden fence, and a large outbuilding.

### Outbuilding

26' 6" x 9' 3" ( 8.08m x 2.82m )

A large out building that has electric running to it, this is currently being used as a home bar with a spacious seating area.

### Garage

The property boasts a garage that is currently being used as a home gym.



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## **Bricknell Avenue, Hull**

- Large kitchen/diner extension
- Lovely built bar in rear garden
- Boarded loft space
- Close to local amenities, schools and bus routes
- Highly sought after location

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

offers over  
**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NEA120071 - 0006

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