



Cranbourne Avenue, Hull HU5 1JF

welcome to

Cranbourne Avenue, Hull

Situated in this quiet location, the property is close to local amenities and has transport links to the City centre.



Open Plan Lounge/ Dining Room

22' 4" plus bay x 11' max (6.81m plus bay x 3.35m max)
With a double glazed door to the front leading into the property, the open plan lounge/ dining area offers a good amount of space and contains 2 radiators, stairs to the first floor, a double glazed bay window to the front and access to the kitchen.

Kitchen

9' 6" x 6' 3" (2.90m x 1.91m)
Housing a fitted kitchen with a range of wall and base units, work surfaces, a stainless steel sink and drainer unit, a cooker, a radiator, a double glazed window to the rear and a door leading to the utility.

Utility Room

7' 5" x 5' 8" (2.26m x 1.73m)
With a boiler unit, a fridge freezer, plumbing for a washing machine and a door leading to the rear garden.

Bedroom 1

13' 5" max x 11' 2" max (4.09m max x 3.40m max)
A good sized main bedroom with a radiator and a double glazed bay window to the front.

Bedroom 2

16' 4" max x 8' 1" max (4.98m max x 2.46m max)
With access to the loft, a radiator and a double glazed window to the rear.

Bathroom

With a W/C, a pedestal wash hand basin, a bath with a electric shower over, a radiator and a double glazed window to the utility.

Rear Garden

A low maintenance rear garden with a timber gate and a brick wall.



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Cranbourne Avenue, Hull

- Excellent investment opportunity
- Long-sitting tenant
- Quiet location

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

directions to this property:

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

£70,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NEA120023 - 0003

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