









# welcome to

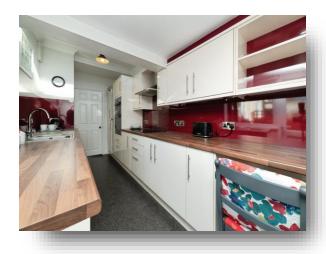
# **Park Avenue West, Hull**

This three bedroom house is in the popular Avenue and Dukeries area, close to schools, bus routes and amenities, this property is perfect for first time buyers and family's, and did we mention there is off road parking!













## **Entrance Hall**

With a door to the front leading into the property, there are stairs leading to the upper floor, a radiator and access to the lounge/ dining room and kitchen.

## **Open Lounge/ Dining Room**

22<sup>'</sup> 10" plus bay x 12' 6" max ( 6.96m plus bay x 3.81m max )

A spacious area with a feature fireplace, a radiator, a double glazed bay window to the front, a door to the rear garden.

#### Kitchen

16' 3" x 6' 9" ( 4.95m x 2.06m )

Housing a fitted kitchen with a range of wall and base units, complementing work surfaces, a sink and drainer unit, an integrated hob, an integrated double oven, an integrated fridge freezer, plumbing for a washing machine, a radiator, a window to the side and access to the back hall.

### **Back Hall**

With access to the ground floor wet room and a door to the rear garden.

#### **Wet Room**

A ground floor wet room with a W/C, a wash hand basin, a shower and a radiator.

## **Bedroom 1**

11' 11" x 11' 2" ( 3.63m x 3.40m )

With fitted wardrobes, a storage cupboard, a radiator and a double glazed window to the rear.

### **Bedroom 2**

10' 7" plus bay x 9' 7" plus recess ( 3.23m plus bay x 2.92m plus recess )
With fitted over head drawers, a radiator and a double glazed bay window to the front.

#### **Bedroom 3**

8' 1" x 8' 2" ( 2.46m x 2.49m )

With a radiator, the boiler unit and a double glazed window to the front.

#### **Shower Room**

With a W/C, a vanity wash hand basin, a walk in shower, a ladder radiator and a double glazed window to the rear.

#### **Rear Garden**

A good sized rear garden with a paved area, a wooden fence and space for a rear driveway providing off road parking.





# welcome to

# Park Avenue West, Hull

- No chain!
- Rear driveway
- 3 Bedroom House
- Close to local amenities and schools
- Good bus routes

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£160,000





directions to this property:

on: 01482 447748.

See map below for property location, for more information on

the local area please contact your local residential sales team





view this property online williamhbrown.co.uk/Property/NEA119537



Property Ref: NEA119537 - 0003 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.





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