



Kenilworth Avenue, Hull HU5 4BJ

welcome to

Kenilworth Avenue, Hull

Located off Bricknell Avenue, this 3 bedroom mid terrace property is close to local amenities, has bags of potential and is situated in a desirable location.



Entrance Hall

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

Open Lounge/ Dining Room

24' 8" plus bay x 17' 1" max (7.52m plus bay x 5.21m max)
With a feature gas fireplace with surround, two radiators, a double glazed bay window to the front, a double glazed window to the rear and access to the kitchen.

Kitchen

11' 6" max x 6' 4" max (3.51m max x 1.93m max)
Housing a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, space for a cooker, space for a fridge freezer, plumbing for a washing machine, a radiator, a double glazed window to the side and a door leading to the rear garden.

Bedroom1

11' 9" plus bay x 9' 3" max (3.58m plus bay x 2.82m max)
With fitted wardrobes, a radiator and a double glazed bay window to the front.

Bedroom 2

10' 2" max x 8' 10" plus recess (3.10m max x 2.69m plus recess)
With a storage cupboard, a radiator and a double glazed window to the rear.

Bedroom 3

7' 11" max x 6' 5" max (2.41m max x 1.96m max)
With a radiator and a double glazed window to the front.

Bathroom

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

Front Garden

With a path to the front door, a lawned are and a brick wall either side, the front garden offers potential for a driveway.

Rear Garden

With a bricked patio area, a lawned area, shrubs, a wooden fence surround and access to the rear garage.

Garage

Offering off road parking to the rear of the property.



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welcome to

Kenilworth Avenue, Hull

- No Chain!
- Close to good schools
- Local amenities and good bus routes
- 3 Bedroom House
- Off Road Parking

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

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

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NEA119980 - 0002

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william h brown



01482 447748



NewlandAvenue@williamhbrown.co.uk



82 Newland Avenue, HULL, East Yorkshire, HU5 3AB



williamhbrown.co.uk