









# 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 ( 3.10 m max x 2.69 m 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.





## 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:

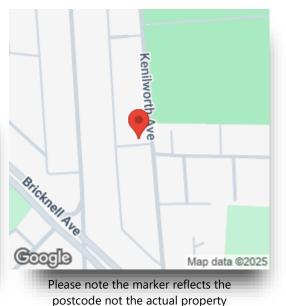
See below map for property location, for more information on the local area please contact your local residential sales team on: 01482 447748

# £160,000









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Property Ref: NEA119980 - 0002 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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