



**Cranbrook Avenue, HULL HU6 7TY**



**welcome to**

**Cranbrook Avenue, HULL**

Situated on Cranbrook Avenue, this 3 bedroom mid terrace property includes ground floor bathroom an separate upstairs shower room, convenient off street parking and is close to an array of local amenities.



### **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.

### **Lounge**

11' 8" x 10' 10" plus bay ( 3.56m x 3.30m plus bay )

With a radiator, a double glazed bay window to the front.

### **Open Plan Kitchen/ Dining**

15' 9" x 10' 7" ( 4.80m x 3.23m )

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 oven, a cooker hood, an integrated microwave, an integrated dishwasher, plumbing for a washing machine, space for a fridge freezer, space for a dining table and double glazed french style doors leading to the rear garden.

### **Ground Floor Bathroom**

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

### **Bedroom 1**

14' x 11' 1" ( 4.27m x 3.38m )

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

### **En-Suite**

With a W/C, a vanity wash hand basin, a walk in shower and a ladder radiator.

### **Bedroom 2**

9' 4" x 8' 3" ( 2.84m x 2.51m )

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

### **Bedroom3**

6' 9" x 8' 3" ( 2.06m x 2.51m )

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

### **Loft Space**

16' 11" x 7' 4" ( 5.16m x 2.24m )

With a radiator and a double glazed sky light to the rear.

### **Front Garden**

With a path leading to the door and a gravel driveway providing off road parking.

### **Rear Garden**

With a block paved area, a gravel area, shrubs, a wooden fence, a outbuilding and access to the ten foot.

### **Outbuilding**

9' 1" x 10' 2" ( 2.77m x 3.10m )

Providing additional outdoor space that is currently being used as a home bar.



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## **Cranbrook Avenue, HULL**

- Convenient location
- Off street parking
- Open plan living/dining area
- Close to local amenities

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

offers over  
**£150,000**

### **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.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA120230 - 0002

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