



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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welcome to

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.



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Property Ref:
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