



Welwyn Park Avenue, Hull HU6 7DL

welcome to

Welwyn Park Avenue, Hull

Situated off Sutton Road, this 2 bedroom end terrace property is close to local amenities and is idea for first time buyers.



Entrance Hall

With a door to the front leading into the property, a radiator and access to the lounge.

Lounge

13' 11" x 12' 10" (4.24m x 3.91m)

With a feature gas fire with a radiator and a double glazed window to the front.

Kitchen

6' 11" x 13' 10" (2.11m x 4.22m)

Housing a fitted kitchen with a range of wall and base units, a sink and drainer unit, an integrated over, an integrated hob, a cooker hood, an integrated fridge freezer and plumbing for a washing machine.

Garden Room

15' x 7' 2" (4.57m x 2.18m)

With a radiator and a double glazed window to the rear and double glazed doors leading to the rear garden.

Bedroom 1

13' 11" x 11' 8" (4.24m x 3.56m)

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

Bedroom 2

8' 3" x 8' 2" (2.51m x 2.49m)

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

Bathroom

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

Front Garden

With a graveled area.

Rear Garden

With a south facing garden, a path, a lawned area, flower beds, shrubs, a summer house and a wooden fence.



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welcome to

Welwyn Park Avenue, Hull

- Ideal first time buyer home
- Close to local amenities
- Easy bus routes to the city centre
- Convenient parking

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£130,000



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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



Property Ref:
NEA120291 - 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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