



Desmond Avenue, Hull HU6 7JZ

welcome to

Desmond Avenue, Hull

Located down Desmond Avenue, this 3 bedroom mid terrace property is close to local amenities and is ideal for a growing family looking for that next step up.



Entrance Hall

With a door to the front leading into the property, stairs leading to the upper floor, a radiator, a storage cupboard under the stairs and access to the lounge and ground floor W/C.

Lounge

12' 5" max x 12' 7" plus recess for bay (3.78m max x 3.84m plus recess for bay)
With a feature log burner, a radiator and a double glazed bay window to the front.

Dining Room

12' 3" max x 12' 8" plus recess to bay (3.73m max x 3.86m plus recess to bay)
With a feature fire place with a surround, a ladder radiator, a double glazed bay window to the rear and access to the kitchen.

Kitchen

19' 4" x 6' 11" (5.89m x 2.11m)
Housing a fitted modern kitchen with a range of wall and base units, complementing work surfaces, a sink and drainer unit, an integrated dish washer, an integrated dryer and washing machine, space for a cooker, a cooker hood, space for a fridge freezer, double glazed windows to the side and rear and a double glazed door leading to the rear garden.

Ground Floor W/C

With a W/C, a vanity wash hand basin and a radiator.

Bedroom 1

16' 7" max x 10' 2" to back of wardrobe (5.05m max x 3.10m to back of wardrobe)
With a fitted wardrobe, a radiator and a double glazed bay window to the front.

Bedroom 2

12' max x 11' 4" max (3.66m max x 3.45m max)
With a fitted wardrobe, a radiator, a cupboard housing the boiler and a double glazed window to the rear.

Bedroom 3

9' 7" x 7' (2.92m x 2.13m)
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, access to the loft and a double glazed window to the rear.

Front Garden

With a path to the door, a brick wall and a wrought iron gate.

Rear Garden

With a paved area, a lawned area, flower beds, a shed and a wooden fence with a gate leading to the ten foot.



view this property online williamhbrown.co.uk/Property/NEA119692



welcome to

Desmond Avenue, Hull

- Close to amenities
- 3 bedroom house
- Good bus routes
- Convenient downstairs W/C

Tenure: Freehold EPC Rating: Awaiting
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.

£180,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA119692



Property Ref:
NEA119692 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 447748



NewlandAvenue@williamhbrown.co.uk



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



williamhbrown.co.uk