



Claremount Avenue, HULL HU6 7LZ

welcome to

Claremount Avenue, HULL

Modern, well presented two bedroom house situated off of the popular Beverley Road, close to good bus routes, local shops and offers the benefit of off road parking via the rear garage, this house is perfect for first time buyers.



Entrance Hall

With a door to the front leading into the property, stairs to the upper floor, a radiator and access to the lounge and dining room.

Lounge

15' 5" x 10' 11" (4.70m x 3.33m)

With a feature log burner with surround, a radiator and a double glazed bay window to the front.

Dining Room

13' 11" x 11' 1" (4.24m x 3.38m)

With two built in storage cupboards, a radiator and access to the kitchen.

Kitchen

16' 2" x 11' 1" (4.93m x 3.38m)

Housing a fitted modern kitchen with a range of wall and base units, complementing work surfaces, a sink and drainer unit, an integrated double oven, an integrated hob, a cooker hood, an integrated fridge freezer, an integrated dish washer, plumbing for a washing machine, a boiler unit, a radiator, double glazed window to the rear and double doors leading to the rear garden.

Bedroom 1

17' 1" x 9' 7" (5.21m x 2.92m)

With built in wardrobes, a radiator and a double glazed bay window to the front.

Bedroom 2

10' 9" x 10' 4" (3.28m x 3.15m)

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

Bathroom

A modern bathroom with a W/C, a vanity wash hand basin, a P-shaped bath with a shower over, a ladder radiator and a double glazed window to the rear.

Loft Space

17' 3" x 10' 10" (5.26m x 3.30m)

A boarded loft space with a fitted staircase providing additional space, with a radiator and a sky light to the rear.

Front Garden

With a paved path to the door, a gravel area and a brick wall surround.

Rear Garden

With a paved patio area, a path, a turfed area, a flower bed to the side, a sheltered bar area, a wooden fence surround and a wooden gate leading to the ten foot.

Garage

With a garage to the rear via access through the ten foot, providing off road parking.



view this property online williamhbrown.co.uk/Property/NEA120339



welcome to

Claremount Avenue, HULL

- Modern two bedroom house
- Close to local amenities and good bus routes
- Well presented garden
- Off road parking via garage
- Close to green spaces

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

directions to this property:

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

offers in the region of

£180,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NEA120339](https://www.williamhbrown.co.uk/Property/NEA120339)



Property Ref:
NEA120339 - 0004

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](https://www.williamhbrown.co.uk)