



**Kenilworth Avenue, Hull HU5 4BJ**

**welcome to**

**Kenilworth Avenue, Hull**

Situated off Cottingham Road, this 3 bedroom mid terrace property is close to local amenities and offers bags of potential for a buyer looking to put their own print on the property.



### Entrance Hall

With a double glazed door to the front, a radiator and stairs leading to the upper floor.

### Lounge

14' 3" max x 12' 3" max ( 4.34m max x 3.73m max )  
A spacious living area with a feature gas fire surround, a radiator and a double glazed bay window to the front.

### Dining Room

12' 2" max x 17' 2" max ( 3.71m max x 5.23m max )  
With a double glazed window to the rear offering plenty of light, a feature fire surround and a storage cupboard.

### Kitchen

18' 10" x 8' 5" ( 5.74m x 2.57m )  
A fitted kitchen with a range of shaker style wall and base units, work surfaces, sink and drainer unit, plumbing for a washing machine, space for a gas cooker, cooker hood, space for a fridge freezer, and a double glazed window to the side.

### Landing

With access to the bedrooms and the loft.

### Bedroom 1

14' 3" max x 8' 1" plus wardrobe ( 4.34m max x 2.46m plus wardrobe )  
A spacious room with a fitted wardrobe, a radiator and a double glazed bay window to the front.

### Bedroom 2

10' 2" x 8' 3" plus wardrobe ( 3.10m x 2.51m plus wardrobe )  
With fitted wardrobes offering plenty of storage space, a radiator and a double glazed window to the rear.

### Bedroom 3

7' 10" x 6' 10" ( 2.39m x 2.08m )  
With a radiator and a double glazed window to the front.

### Bathroom

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

### Front Garden

With a bricked driveway, shrubs, a wooden fence. wrought iron gates and fence.

### Rear Garden

With a paved patio and paved path, lawned area, flower bed, shrubs and a wooden fence surround and access to the rear garage.

### Garage

A brick garage with an electric up and over door, and a wooden door to the side.



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## **Kenilworth Avenue, Hull**

- Highly sought after location
- Chain Free
- Bags of potential
- Close to local amenities
- Easy bus routes to city centre

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

### **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

# £170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA119846 - 0005

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