









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, pluming 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 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:

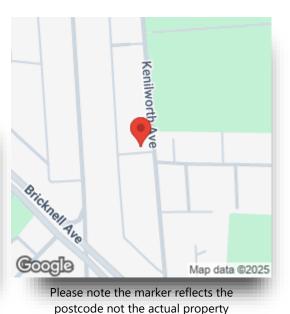
See below map for property location, for more information on the local area please contact your local residential sales team on: 01482 447748

£170,000









view this property online williamhbrown.co.uk/Property/NEA119846



Property Ref: NEA119846 - 0005 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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