



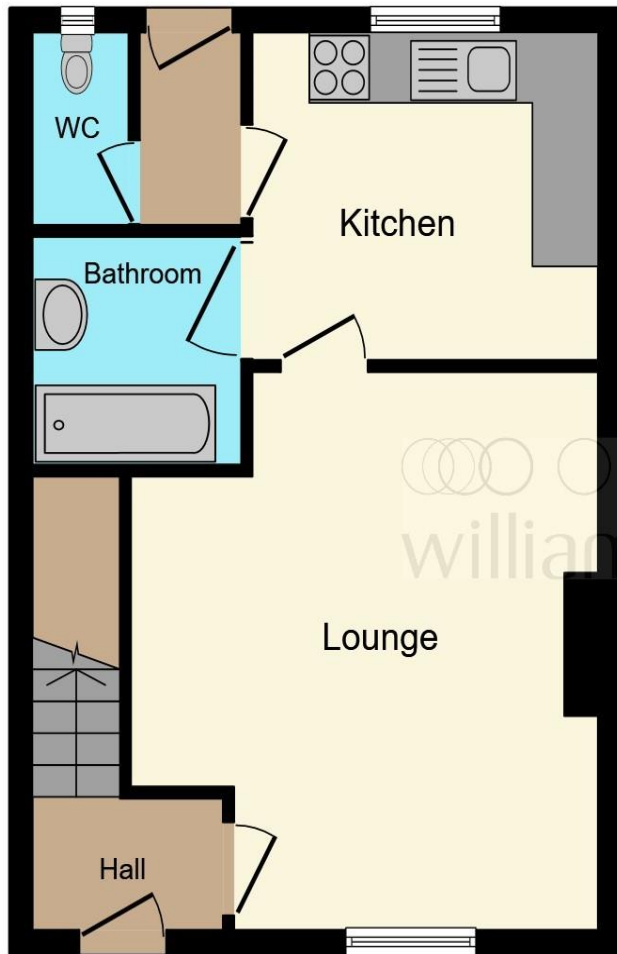
Lime Tree Avenue, Garden Village, Hull, HU8 8QD

Welcome to

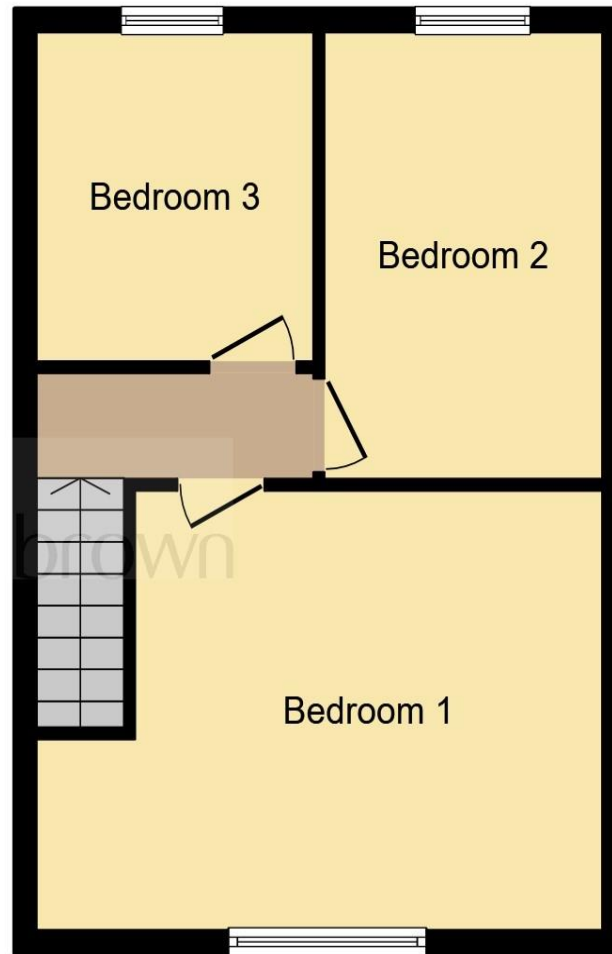
Lime Tree Avenue, Garden Village, Hull

Take a look at this traditional Garden Village home within this attractive tree lined avenue offering three bedroomed living space.





Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Entrance Hall

Lounge

14' 4" x 13' 7" into recess (4.37m x 4.14m into recess)

Kitchen

9' 1" x 10' 1" (2.77m x 3.07m)

Ground Floor Bathroom

Rear Lobby

Cloakroom

Landing

Bedroom One

13' 7" into recess x 11' 5" (4.14m into recess x 3.48m)

Bedroom Two

12' 2" x 8' 2" (3.71m x 2.49m)

Bedroom Three

9' 1" x 8' 1" (2.77m x 2.46m)

Front Garden

Rear Garden

Brick Garage

Agents note:

Please note that this property lies within an attractive conservation area and the agents understand that many of the trees within the area are subject to tree preservation orders. Please seek clarification regarding this.

Welcome to

Lime Tree Avenue, Garden Village, Hull

- LOVELY EXAMPLE OF A GARDEN VILLAGE PROPERTY
- POPULAR TREE LINED AVENUE
- IDEAL FIRST HOME
- ENCLOSED GARDENS WITH GARAGE
- COUNCIL TAX BAND: B

Tenure: Freehold EPC Rating: D

offers over

£130,000



Directions to this property:

See below map for further information or call the Holderness Road branch on 01482 327913.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR121154



Property Ref:
HDR121154 - 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.

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 327913



HoldernessRd@williamhbrown.co.uk



358-360 Holderness Road, HULL, East
Yorkshire, HU9 3DQ



williamhbrown.co.uk