



**James Reckitt Avenue, Hull, HU8 8LE**

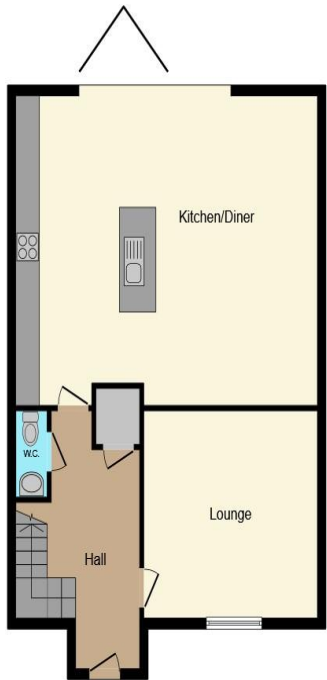


## Welcome to

### James Reckitt Avenue, Hull

William H. Brown presents a stunning property with open-plan living, extended loft, and off-road parking in a prime location. Perfect for family living, this home combines modern elegance with practicality. Don't miss the chance to make it yours!

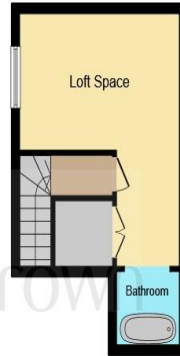




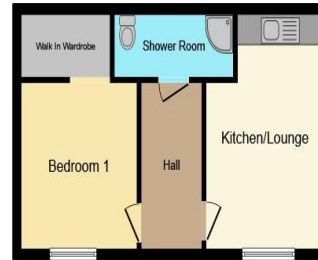
**Ground Floor**



**First Floor**



**Second Floor**



**Annex**

**Location**

**Ground Floor**

**Entrance Hall**

**Wc**

**Lounge**

14' 5" x 13' 3" ( 4.39m x 4.04m )

**Kitchen/diner/lounge**

27' x 19' ( 8.23m x 5.79m )

**First Floor**

**Landing**

**Bedroom 1**

11' 4" x 13' 3" ( 3.45m x 4.04m )

**Bedroom 2**

15' 5" x 9' 9" ( 4.70m x 2.97m )

**Bedroom 3**

11' x 8' 7" ( 3.35m x 2.62m )

**Bathroom**

8' 8" x 6' 2" ( 2.64m x 1.88m )

**Second Floor**

**Loft Space**

16' 3" x 13' 4" ( 4.95m x 4.06m )

**Bathroom**

10' 8" x 5' 9" ( 3.25m x 1.75m )

**Annex**

**Entrance Hall**

**Bedroom 1**

9' 8" x 9' 7" ( 2.95m x 2.92m )

**Kitchen/lounge**

15' x 9' 9" ( 4.57m x 2.97m )

**Walk-In Wardrobe**

**Shower Room**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Welcome to

### James Reckitt Avenue, Hull

- THREE BEDROOM SEMI-DETACHED HOUSE
- OFF-ROAD PARKING
- STUNNING OPEN PLAN LIVING ACCOMODATION & ADDITIONAL FORMAL LOUNGE
- IMPRESSIVE GARDEN ROOM WITH TWO ROOMS
- LANDSCAPED GARDEN WITH HIGH SPECIFICATION

Tenure: Freehold EPC Rating: D

offers over

# £280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDR121686 - 0007

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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.

## Directions to this property:

For more information please contact the branch on 01482 327913.



william h brown



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